



The Crest Dinnington

This delightful three-bedroom semi-detached property in need of renovation is now available for sale with no onward chain. Situated in a peaceful residential area, this home offers easy access to public transport links, a popular first school, local amenities and walking and cycling routes. An entrance porch with storage and sizeable inner hallway opens to the generous open-plan lounge/dining room, perfect for entertaining guests or relaxing with the family. There is a fitted kitchen, utility room with access to the garage and garden, a landing, first floor shower room and three well-proportioned bedrooms. Externally there is a substantial driveway, an attached garage and beautiful gardens to the front and rear. The gardens are laid to land and benefit from well-stocked planted borders. To the rear is a patio to enjoy the tranquil location. This property is ideal for families looking to create their dream home in a welcoming community.

Asking Price: £240,000

ROOK
MATTHEWS
SAYER

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The Crest Dinnington

Porch 5'4 x 3'11 (1.62m x 1.19m)

The front door opens to a porch with double glazed windows to the front and side and benefits from a storage cupboard and light.

Inner Hall 6'7 x 12'8 (2.00m x 3.86m)

The hallway has carpeted flooring, an alarm pad, radiator and stairs to the first floor.

Lounge/Dining Room 12'11 max into recess x 21'3 (3.93m x 6.47m)

A light and airy room with double glazed window to the front, radiators, access to the kitchen and a door to the conservatory.

Conservatory 8'8 x 9'2 (2.64m x 2.79m)

This lovely room has a double-glazed door to the side opening to the garden.

Kitchen 9'3 x 7'11 (2.81m x 2.41m)

A fitted kitchen with work surfaces and sink inset, an oven, part tiled walls, vinyl flooring, double glazed window to the rear and radiator.

Utility Room 7'6 x 7'6 (2.28m x 2.28m)

A useful room with double glazed window to the rear, work surfaces, sink unit, space for appliances and doors to the garden and garage.

Landing

The landing has a double-glazed window to the side, loft access and a storage cupboard with gas central heating boiler

Bedroom One 11'1 plus recess x 8'7 plus wardrobes (3.37m x 2.61m)

A well-proportioned room with double glazed window to the rear, fitted wardrobes and radiator.



Bedroom Two 10'4 plus wardrobes x 10 max into recess (3.14m x 3.04m)

This bright room has a double-glazed window to the front, fitted wardrobes and a radiator.

Bedroom Three 6'9 x 8'8 (2.05m x 2.64m)

With double glazed window to the front and radiator.

Garage 7'9 x 18'5 (2.36m x 5.61m)

The garage has an up and over door, light and power.

Externally there is a substantial driveway leading to the garage and a pretty front garden laid to lawn with planted border. To the rear is a mature, enclosed garden with patio area and colourful planted borders.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

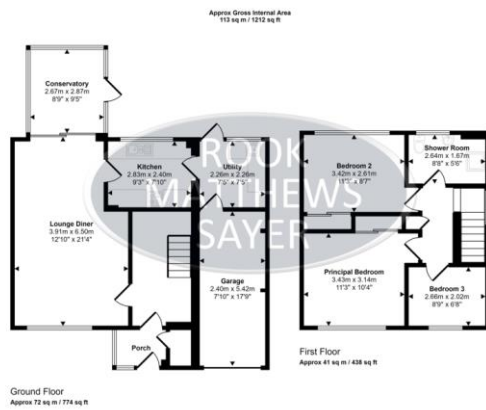
Assumed Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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The Crest, Dinnington

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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