



Havannah Crescent Dinnington

This wonderful home benefits from no onward chain, generous room sizes, a shared access driveway, detached garage and a sizeable garden. The property requires updating in some areas and gives buyers the opportunity to personalise their dream home. The side door opens to a welcoming hallway with ample storage, a comfortable lounge, dining room and kitchen with access to the garden. Stairs lead to the first floor landing, three well-proportioned bedrooms and a family bathroom. Externally there is a shared access driveway, a range of outhouses, sizeable mature garden and a detached garage. Dinnington is a sought-after area with an excellent first school, local shops, pubs, restaurants and transport links.

Asking Price: £160,000

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Havannah Crescent Dinnington

Entrance Hall

Single glazed door and window to the side, carpeted flooring, radiator, storage cupboard and double-glazed window to the rear.

Lounge 10'11 x 13'8 (3.32m x 4.16m)

With carpeted flooring, double glazed window to the front.

Dining Room 11'8 x 10'11 (3.55m x 3.32m)

Double glazed window to the front, carpeted flooring, storage cupboard and radiator.

Kitchen 6'10 x 13'6 (2.08m x 4.11m)

With fitted kitchen units, contrasting work surfaces, sink unit, storage cupboard, double glazed window and single glazed door to the rear, radiator, part tiled walls and vinyl flooring.

Landing

Double glazed window to the rear, carpeted flooring and loft access.

Shower Room

With shower enclosure, WC, wash hand basin, radiator, tiled walls and flooring and double-glazed window to the rear.

Bedroom One 10'11 x 13'8 (3.32m x 4.16m)

A generous room with double glazed window to the front, carpeted flooring and storage cupboard.



Bedroom Two 10'6 plus cupboard x 10'11 (3.20m x 3.32m)

With storage cupboards, central heating boiler, carpeted flooring, radiator and double-glazed window to the front.

Bedroom Three 7'3 x 10'6 max into recess (2.20m x 3.20m)

This room has a double-glazed window to the rear, carpeted flooring, radiator and storage cupboard.

Garden

There is a front garden, shared access driveway, rear garden with paved areas and lawn, three outhouses and a detached concrete garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is known to be in an area of coalfields 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

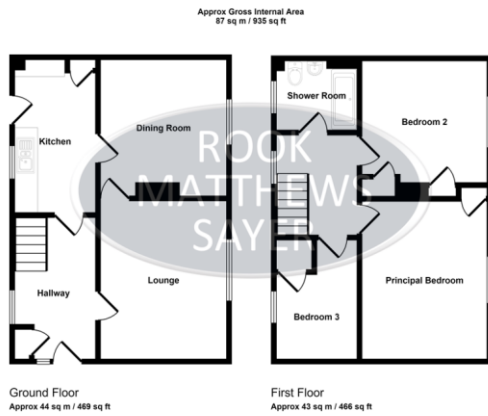
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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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.

16 Branches across the North-East

