



The Winding Dinnington

- Detached bungalow
- Shower Room
- Extended
- No onward chain
- Conservatory



EPC TBC

Asking Price: £280,000

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The Winding

Dinnington

Entrance Hall

A double-glazed door opens to the hallway with carpeted flooring, radiator and storage cupboards.

Bedroom Two 9'3 x 9'10 (2.81m x 2.99m)

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

Shower Room

A stylish modern room with shower enclosure, wash hand basin inset to feature storage units, WC, tiled walls and flooring, storage cupboard, heated towel rail, loft access and a double-glazed window to the side.

Bedroom One 11'11 x 11'8 (3.63m x 3.55m)

A fabulous bedroom with double glazed window overlooking the rear garden, carpeted flooring, radiator and fitted wardrobes.

Breakfast Kitchen 12'2 x 9'1 (3.70m x 2.76m)

A well-proportioned room with fitted kitchen and work surfaces with a sink unit inset and part tiled walls. There are spaces for an oven, fridge and dishwasher, tiled flooring, radiator, double glazed window to the rear and a door to the garage.

Living Room 17'9 x 11'11 (5.41m x 3.63m)

A sizeable room with double glazed window to the front, carpeted flooring and radiator.

Dining Room 9'11 x 17'4 (3.03m x 5.28m)

An impressive dining room with double glazed window to the front, radiator and doors to the conservatory.

Conservatory 8'3 x 9'1 (2.51m x 2.76m)

This charming room has access to the patio in the garden, tiled flooring and a radiator.

Garage 11'1 x 20'8 (3.37m x 6.29m)

The garage has an electric door to the front, double glazed window to the rear, double glazed door to the side, plumbing for a washing machine, fitted wall and base units, light, power and a Belfast sink.

Garden

The garden is laid to lawn with planted borders and a sizeable patio.

To the front is a substantial driveway leading to the garage and a pretty garden laid to lawn with planted borders.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is 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.

AGENTS NOTE

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

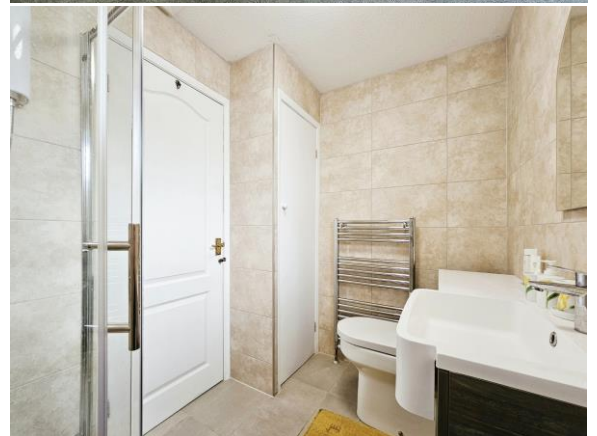
TENURE

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: D

EPC RATING: TBC

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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.

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