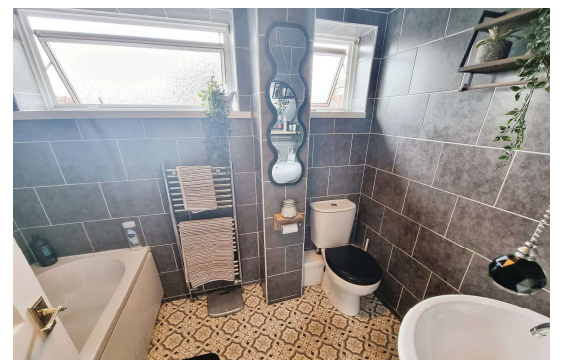




## Maple Close, Dumping Hall

- Link detached family home
- Three bedrooms
- Lounge/dining room
- Kitchen
- Bathroom/w.c
- Garden room with w.c

**£240,000**



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# Maple Close, Dumpling Hall, NE15 7QZ

We have great pleasure in offering to the market this immaculate link detached house situated on Maple Close in Dumpling Hall.  
The property is in great location, close to excellent transport links and local amenities and is within easy reach of shops and restaurants in Newcastle City Centre and The Metrocentre.  
Briefly comprising; entrance hall leading to lounge/dining room, modern fitted kitchen with floor and wall units and access to garage, three bedrooms and a bathroom/w.c.  
Externally to the front there is a paved drive providing off street parking and a lawn area to the side. The rear garden is enclosed and offers a detached garden cabin with cloakroom/w.c., electric heating and WIFI.  
Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

**Entrance Hall**  
Stairs up to the first floor, central heating radiator and laminate flooring.

**Lounge/Dining room 22' 11" Plus bow window x 11' 6" Max**  
(6.98m x 3.50m)  
Double glazed bow window to the front, television point, laminate flooring and double glazed doors.

**Kitchen 15' 3" Max x 11' 2" Max** (4.64m x 3.40m)  
Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl ceramic sink with mixer tap and drainer, gas cooker point with stainless steel extractor hood over and tiled splash back, plumbing for an automatic washing machine, cupboard housing central heating boiler, laminate flooring, double glazed window and door to rear and door leading to garage.

**Landing**  
Loft access and storage cupboard.

**Bedroom One 10' 9" x 10' 7" (3.27m x 3.22m)**  
Double glazed window to the front and a central heating radiator.

**Bedroom Two 11' 11" x 9' 8" (3.63m x 2.94m)**  
Double glazed window to the rear and a central heating radiator.

**Bedroom Three 7' 5" x 7' 2" (2.26m x 2.18m)**  
Double glazed window to the front and a central heating radiator.

**Bathroom/w.c**  
Fitted with a low level w.c., pedestal wash hand basin, panel bath with shower over, tiled walls, chrome heated towel rail and two double glazed windows.

**Externally**  
**Front Garden**  
Paved drive to front providing off street parking and lawn area to side with planted borders.

**Rear Garden**  
Enclosed paved and decked seating areas.

**Garage 16' 5" Max x 8' 10" Max** (5.00m x 2.69m)  
Door width 7' 6" (2.28m)  
Up and over door, power, and lighting.

**Garden Room (Detached in rear garden)**  
15' 1" Max including W.C x 12' 3" Max (4.59m x 3.73m)  
Recessed spotlights, electric heating, WIFI, double glazed window to the side, door to front and door leading to:-

**W.C**  
Fitted with a low level w.c., pedestal wash hand basin and a double glazed window to the front.

**PRIMARY SERVICES SUPPLY**  
Electricity: Mains  
Water: Mains – Gas  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: ADSL Modem  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and driveway

**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**  
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 1<sup>st</sup> July 1969  
Ground Rent: £30 per annum

**COUNCIL TAX BAND: C**  
**EPC RATING: D**

WD7808/BW/EM/24.04.2024/V.2



**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.

16 Branches across the North-East

