



The Crest Dinnington

This well-presented three-bedroom home offers a practical layout, ideal for everyday living. The ground floor features an entrance hall with under-stairs storage, a dual-aspect lounge dining room with doors opening to the rear garden, and a kitchen equipped with wall and base units, a gas hob, electric oven, and space for a washing machine. Upstairs, the property includes three bedrooms, all served by a modern family bathroom with a bath, shower over, and heated towel rail. The landing provides additional storage and a window to the side, allowing natural light to brighten the space. Externally, the home boasts a front garden with lawn and hedge boundaries, a driveway, and a single garage with access to the rear. The rear garden offers a patio area and lawn, providing a versatile outdoor space for relaxation or entertaining. This property combines functionality and comfort, making it a fantastic choice for a range of buyers.

Asking Price : £260,000

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PROPERTY DESCRIPTION

Entrance Hall

A double-glazed front door opens into a hallway with carpeted flooring, a radiator, and an under-stairs storage cupboard. A double-glazed door to the side and a cloaks cupboard adds practicality to the space.

Lounge Dining Room (21'3 max x 13'2 max into recess / 6.48m x 4.01m)

This room features laminate flooring, double-glazed windows to the front and rear, and double-glazed doors leading to the garden. A feature fireplace and two radiators complete the space.

Kitchen (9'4 x 8'0 / 2.84m x 2.44m)

The kitchen is fitted with wall and base units, work surfaces, a sink unit inset, a wall-mounted boiler, a gas hob with a cooker hood, and an electric oven. There is space for a washing machine and a fridge/freezer. The room is finished with laminate tile flooring, a radiator, and a double-glazed window overlooking the rear garden.

Landing

A carpeted landing with a storage cupboard and a double-glazed window to the side provides access to all first-floor rooms.

Bathroom

The bathroom includes a bathtub with a shower over, a wash hand basin, WC, and a heated towel rail. It is finished with part-tiled walls, vinyl flooring, an alcove for storage, and a double-glazed window to the rear.

Bedroom One (10'5 x 11'0 / 3.18m x 3.35m)

This room includes a double-glazed window to the front, fitted storage cupboards, carpeted flooring, and a radiator.

Bedroom Two (8'7 x 11'1 / 2.62m x 3.38m)

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

Bedroom Three (8'8 x 6'9 / 2.64m x 2.06m)

This room includes a double-glazed window to the front, carpeted flooring, and a radiator.



External Features

The front garden is laid to lawn with hedge boundaries. There is a detached garage, which has an up-and-over door to the front, rear access and a driveway for parking. A side gate leads to the rear garden, which includes a patio, lawn, and access to the rear of the garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DETACHED GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

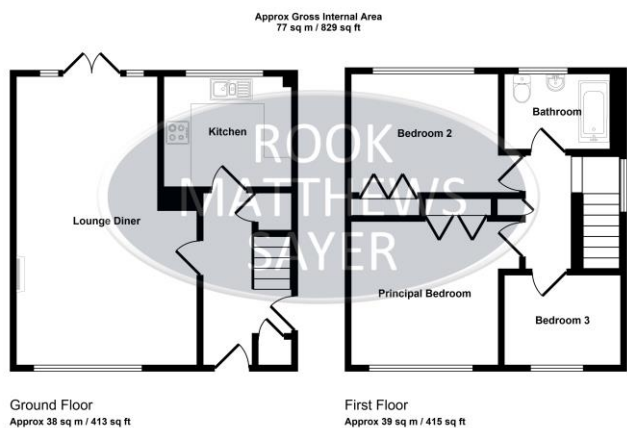
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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