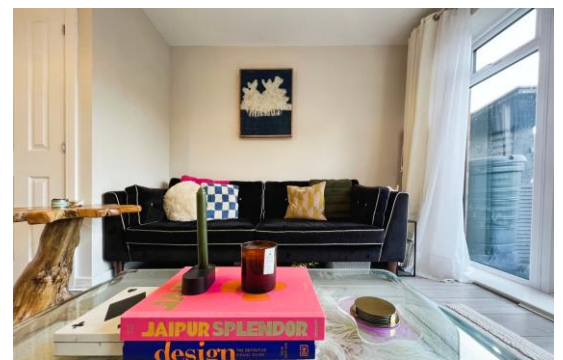




## Alwin Grove Dinnington

- Semi Detached
- Section 106
- Stylish Interior
- Two Double Bedrooms
- Garden

**£ 129,500**



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# Alwin Grove

Dinnington

## PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present for sale this immaculate, semi-detached house offering a stylish interior and unique features. This property is situated in a highly sought-after location, close to local amenities and walking routes, making it perfect for first-time buyers.

The house boasts a welcoming reception room characterised by large windows, french doors, and a dedicated dining area. It benefits from plenty of natural light and provides direct access to a lovely garden, affording you tranquil views and an outdoor space for relaxation. Moreover, a sizeable storage cupboard is conveniently positioned in this room, offering additional storage options. The modern kitchen, to the front, is equipped with the latest appliances. This space has been skillfully designed to combine functionality with style, providing an environment perfect for cooking.

The property comes with two spacious double bedrooms, with the master bedroom offering a restful retreat. Each bedroom has been designed to maximise space, ensuring comfort and convenience.

The bathroom is enhanced with a custom mirror and features a shower over the bath, providing a luxurious space to unwind in after a long day.

A noteworthy feature of the property includes a Section 106 agreement, indicating the property's contribution to local infrastructure or affordable housing.

This house provides a superb balance of comfort, convenience, and modern living in a desirable location. Viewing is highly recommended to fully appreciate the quality and value of this exceptional property.

Living Room: 4.27m x 3.77m (max) - 14'00" x 12'4"

Kitchen: 3.37m x 1.65m - 11'1" x 5'5"

W.C.

Bedroom One: 2.88m x 3.77m - 9'5" x 12'4"

Bedroom Two: 2.79m x 3.77m (max) - 9'2" x 12'4"

Bathroom: 1.86m x 1.70m - 6'1" x 5'7"

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## 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: B

EPC RATING: B

P00007226.SD.SD.6/1/25.V.1



**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

