



Nicholson Close Dinnington

Rook Matthews Sayer are pleased to offer this immaculate semi-detached town house for sale. This property is perfectly situated close to local amenities, nearby schools, and surrounded by green spaces, making it an ideal home for families.

Offers Over £270,000

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PROPERTY DESCRIPTION

Rook Matthews Sayer are pleased to offer this immaculate semi-detached town house for sale. This property is perfectly situated close to local amenities, nearby schools, and surrounded by green spaces, making it an ideal home for families.

The house boasts a welcoming and spacious reception room, perfect for family gatherings or a quiet evening in, with access into the large garden. The heart of the home is undoubtedly the kitchen, which is flooded with natural light and offers a dining space. It has been upgraded, boasting modern units and integrated appliances, setting a high standard for the rest of the property.

This property offers three well-proportioned bedrooms. The master bedroom is particularly impressive, with fitted wardrobes and an ensuite. A unique feature of this room is the home office area, providing a convenient workspace.

The property also features two upgraded bathrooms that are designed to the highest specification, providing a touch of luxury.

Apart from the interior features, the property sits on the largest plot in the development, offering open views to the front. The garden is another key attraction, meticulously maintained and providing an excellent space for outdoor living. Additionally, the property includes a single garage, adding a practical touch to the property.

This property has an EPC rating of 'C' and falls under council tax band 'B'.

In summary, this home offers a blend of sophistication, luxury, and practicality. The quality of the property, along with its prime location and unique features, makes it an opportunity not to be missed.



Living Room: 12'03" x 14'09" - 3.73m x 4.50m

Kitchen: 13'06" (max) x 11'06" (max) - 4.12m x 3.51m

W.C.

Bedroom One: 16'11" (max) x 14'09" (max) - 5.16m x 4.42m

En-suite: 5'11" x 7'08" - 1.80m x 2.33m

Bedroom Two: 8'09" x 14'11" - 2.67m x 4.55m

Bedroom Three: 9'06" x 8'01" - 2.90m x 2.46m

Bathroom: 6'07" x 8'01" - 2.00m x 2.46m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND 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: B

EPC RATING: C

P00006945.SD.SD.20/1/25.V.1





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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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