



## Augusta Park Way Dinnington

We are delighted to present this immaculate semi-detached townhouse that is available for sale. This property, located on Augusta Park Way, Dinnington, with its three-story living, is an impressive blend of space and elegance, making it perfect for first-time buyers and families alike.

OFFERS OVER **£170,000**

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# Augusta Park Drive Dinnington

## PROPERTY DESCRIPTION

As you enter, you are welcomed into an open-plan reception room, flooded with natural light from the large windows. This room offers direct access to the west-facing garden, which is both low-maintenance and beautifully landscaped with a multi-level patio. The kitchen area has ample storage and features an inviting breakfast area. The natural light streaming in makes it the perfect spot to start your day.

The property boasts three bedrooms - two doubles and a single. The master bedroom, located on the top floor, offers amazing views. It is a true sanctuary. The second double bedroom comes with built-in wardrobes, offering ample storage space. The third bedroom, a single room, is currently being used as a home office, showcasing the versatility of this home.

The bathroom is modern and functional, with a heated towel rail and shower over bath.

Situated in a sought-after location, the property is in close proximity to public transport links and local amenities. Walking and cycling routes are readily on hand for those who enjoy an active lifestyle.

Unique features such as three-story living, open-plan spaces, and a west-facing garden set this property apart. It is a perfect blend of style and convenience. This is not just a house, but a home waiting to be filled with new memories.





Open Plan Living / Kitchen: 22'02" x 12'05" (max) - 6.76m x 3.78m

Bedroom One: 16'09" x 12'03" (max) - 5.11m x 3.73m

Bedroom Two: 7'09" x 10'04" (+ wardrobes) - 2.36m x 3.15m

Bedroom Three: 7'05" x 12'03" (max) - 2.26m x 3.73m

Bathroom: 6'03" x 5'06" - 1.91m x 1.68m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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**

P00007301.SD.SD.17/2/25.V.1





Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



**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.

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