



## Shaftoe Way Dinnington

For Sale: This semi-detached house in need of renovation presents an excellent investment opportunity. With excellent local amenities, public transport links, and schools nearby, it is also ideal for families.

Asking Price **£205,000**

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# Shaftoe Way Dinnington

## PROPERTY DESCRIPTION

The property features three bedrooms, a bathroom, a reception room, and a kitchen. The open-plan reception room is spacious with large windows that flood the room with natural light and offer access to the garden.

The modern kitchen also benefits from a great deal of natural light and includes a separate utility room. It provides access to both the garden and the single garage, making it a versatile and convenient space.

The three bedrooms are comprised of two double rooms and a single room. The master bedroom is a double room with built-in wardrobes, as is the second bedroom. The third bedroom is a single room, perfect for a child's room or home office.

The bathroom is notable for its large walk-in shower and the abundance of light, making it a bright and inviting space.

One of the most compelling features of this property is its south-facing garden, perfect for those who appreciate outdoor space. Additionally, the property is situated in a quiet cul-de-sac, providing a peaceful living environment.

While the property does need some renovation, the potential it offers, especially for investors or families, is undeniable. The open-plan layout, the single garage, and the location in a quiet cul-de-sac all add to the property's appeal.





Living/Dining Room: 21'08" x 13'07" (max) - 6.60m x 4.15m

Kitchen: 8'01" x 9'05" - 2.46m x 2.87m

Utility Room: 8'01" - 8'01" - 2.46m x 2.46m

Bedroom One: 10'05" (+ wardrobes) x 11'01" - 3.18m x 3.38m

Bedroom Two: 8'07" (+ wardrobes) x 11'01" - 2.62m x 3.38m

Bedroom Three: 6'10" x 8'09" - 2.08m x 2.67m

Shower Room: 5'05" x 8'07" - 1.65m x 2.67m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: UNSURE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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: C**

**EPC RATING: TBC**

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