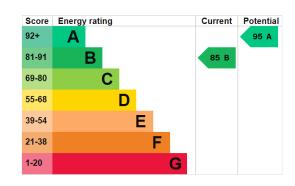


Cyrpress Point Grove Dinnington

- Double driveway
- Three bedrooms
- Ground floor WC
- Village location

Asking price £195,000





ROOK MATTHEWS SAYER

Cyrpress Point Grove

Dinnington

Entrance Porch 3'08 x 4'0 (1.11m x 1.21m)

The front door opens to an entrance porch with access to the lounge.

Lounge 11'10 x 14'08 (3.60 x 4.47m)

A comfortable lounge with double glazed window to the front, carpeted flooring and access to the inner hallway.

Ground Floor WC 3'07 x 4'03 (1.09m x 1.29m)

With wash hand basin and WC.

Breakfasting Kitchen 11'10 x 7'10 plus recess (3.60m x 2.38m)

A modern fitted kitchen with contrasting work tops, integrated appliances, sink unit inset and double-glazed window and doors to the garden.

First Floor Landing

A carpeted landing with access to:

Bedroom Two 11'10 x 10'5 into recess (3.60m x 3.17m)

A lovely room with double glazed window to the rear and carpeted flooring.

Bathroom 5'6 x 7'11 (1.67m x 2.41m)

The bathroom has a bath tub with shower over, wash hand basin, WC, extractor fan and part tiled walls.

Bedroom Three 8'10 x 11'11 (2.69m x 3.63m)

A beautiful room with two double glazed windows to the front and carpeted flooring.

Second Floor Landing

A carpeted landing with storage cupboard.

Principal Bedroom 8'5 plus r x 24'1 max into recess (2.56m x 7.34m)

A vast bedroom with two double glazed windows and carpeted flooring.

Garden

There is a double driveway to the front and an enclosed garden to the rear with a patio area and lawn.

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: B

P00006966/EC/SCJ/10012024/V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notic 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. Th measurements indicated are supplied for guidance only and as such must be considered incorrect, Potential buyers are advised to recheck th measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer 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 obtait verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whateve 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 sorre.

16 Branches across the North-East

