



Glen Drive Dinnington

- Semi-detached house
- Ground floor WC
- 3 Bedrooms
- Detached garage with driveway

Asking Price: £234,995



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Glen Drive

Dinnington

ENTRANCE HALL

The front door opens to a useful carpeted hallway with a radiator.

GROUND FLOOR WC

A convenient ground floor WC with wash hand basin, push button WC, part tiled walls, vinyl flooring, an extractor fan and radiator.

LOUNGE 10'8 x 13'5 (3.25m x 4.09m)

A comfortable lounge with a double-glazed window to the front, carpet and two radiators.

KITCHEN/DINING ROOM 11'4 x 15'5 (3.45m x 4.69m)

This fabulous kitchen dining room is ideal for entertaining and benefits from French doors opening onto the patio in the garden. There is a selection of shaker style units with contrasting work tops, a sink unit inset and integrated electric oven, gas hob, and fridge freezer. There is a double-glazed window to the rear, laminate flooring, radiator and central heating boiler.

FIRST FLOOR LANDING

Stairs lead to a carpeted landing with a storage cupboard, radiator and loft access which is boarded for extra storage.

MASTER BEDROOM 8'2 plus recess x 11'3 (2.48m x 3.42m)

This wonderful room has the double-glazed window to the rear. There is carpeted flooring, a radiator, storage cupboards and door to the en-suite shower room.

EN-SUITE SHOWER ROOM

The stylish modern en-suite benefits from a double shower enclosure, wash hand basin, push button WC, part tiled walls, vinyl flooring, radiator, extractor fan and spotlights.

BATHROOM 6'2 into recess x 6'4 plus recess (1.87m x 1.93m)

An immaculately presented bathroom with bath tub, wash hand basin, push button WC, part tiled walls, vinyl flooring, radiator, an extractor fan and spotlights.

BEDROOM TWO 8'6 x 10'1 (2.59m x 3.07m)

A sizeable bedroom with double glazed window to the front, carpet and a radiator.

BEDROOM THREE 6'8 x 6'8 (2.03m x 2.03m)

This lovely room has a double-glazed window to the front, carpet and a radiator.

GARAGE

The garage has an up and over door to the front and easy access via a gate to the rear garden.

EXTERNALLY

To the rear of the house there is a driveway with the detached garage and access to the rear garden. The rear enclosed garden is laid to lawn with a patio area. The front garden is laid to lawn with shrubs and pavement to the front door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Detached garage with driveway

Management Fee: Grounds and surrounding areas – Kingston Property Services

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

P00007030.EC.SCJ.24042024.V.2



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