



## Hall Drive Dinnington

The location is ideal, being close to schools, local amenities, and green spaces, with nearby parks adding to the appeal. This property represents a truly unique opportunity to purchase a beautiful and well-located home.

Offers Over **£240,000**

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# Hall Drive Dinnington

## PROPERTY DESCRIPTION

**For Sale:** This neutrally decorated, semi-detached house is an ideal fit for families seeking a comfortable and elegant residence. This leasehold property features a total of three spacious bedrooms, each with ample room and delightful features. The master bedroom is a true spectacle, located on the second floor with an en-suite bathroom and built-in wardrobes. In addition, it offers a separate office space, providing you with the opportunity to work comfortably from home. The other two bedrooms are also double in size, with one of them coming with built-in wardrobes.

The house comes with two bathrooms, one being an ensuite to the primary bedroom, while the second one features a shower over bath. The kitchen is a haven for those who enjoy cooking, flooded with natural light and equipped with modern units. The dining space is ample, and storage will never be an issue.

The single reception room provides a tranquil view of the garden and has direct access to the south-facing garden. This outdoor space is a real highlight of the property, perfect for those who enjoy outdoor living.

Other unique features include a single garage and the added benefit of there being no upper chain. The property boasts an energy performance certificate (EPC) rating of 'B' and falls under the council tax band 'B'.

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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 GAS

Broadband: FIBRE

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 155 years from 2017

Ground Rent: £175 per annum

Service Charge: £118 per annum

**COUNCIL TAX BAND: B**

**EPC RATING: B**

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**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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