



Ash Avenue | Dinnington | NE13 7LA

**£185,000**

This charming three-bedroom semi-detached home in a delightful village location offers spacious and flexible living areas, a bright kitchen, a lovely garden, and easy access to local schools and amenities, making it ideal for first-time buyers, investors, and families alike.

ROOK  
MATTHEWS  
SAYER



3



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1

**Semi-detached house**

**On Street Parking**

**Lounge and dining room**

**Modern bathroom**

**Utility room and downstairs WC**

**Highly sought after location close to  
local amenities**

**Front and back garden**

**Freehold**

**For any more information regarding the property please contact us today**

Welcome to this charming three-bedroom semi-detached home, nestled in a delightful village location.

Perfect for first-time buyers, investors, and families alike, this property offers a wonderful blend of space, comfort, and convenience, with nearby schools, local amenities, and beautiful walking routes all within easy reach.

Step through the spacious entrance hall and feel instantly at home. The two inviting reception rooms provide excellent flexibility for family life and entertaining. The first features a cosy fireplace and enjoys lovely french doors to the rear garden.

The second reception room makes an ideal dining space, perfect for family meals or hosting friends.

The kitchen is flooded with natural light, creating a bright and airy feel with access to the rear garden. There's room for all your culinary essentials, with easy access to the living and dining areas for a practical, family-friendly flow.

From the kitchen you also have the added benefit of a downstairs WC and utility room.

Upstairs, you'll find three well-proportioned bedrooms: two doubles and a versatile single that's perfect for a nursery, study, or guest room.

The family bathroom has tiled walls, a handy heated towel rail, and a shower over the bath, providing an inviting space to refresh and relax.

Outside, there is a lovely welcoming front garden as well as a rear garden which offers a peaceful retreat.

The home has convenient on-street parking, so coming and going is hassle-free.

Located in a popular residential area, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those in search of a peaceful setting combined with convenient access in their future home.

**LOUNGE** 14'08 x 13'01 into alcove  
**DINING ROOM** 12'0 into bay x 11'05  
**KITCHEN** 11'10 x 8'08  
**UTILITY** 7'02 x 5'11  
**DOWNSTAIRS WC**  
**HALL**  
**BEDROOM 1** 11'11 x 13'01  
**BEDROOM 2** 9'11 x 11'0  
**BEDROOM 3** 8'07 x 8'06  
**BATHROOM** 5'11 x 5'08

#### **RESTRICTIONS AND RIGHTS**

Listed? NO  
Conservation Area? NO  
Restrictions on property? NO  
Easements, servitudes or wayleaves? NO  
Public rights of way through the property? NO

#### **RISKS**

Flooding in last 5 years: NO  
Risk of Flooding: ZONE 1  
Any flood defences at the property: NO  
Coastal Erosion Risk: LOW  
Known safety risks at property (asbestos etc...): NO

#### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: NO

#### **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: C**

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**ROOK  
MATTHEWS  
SAYER**





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

