



Beech Avenue | Dinnington | NE13

£230,000

Presented in immaculate condition, this attractive three-bedroom semi-detached house offers an exceptional opportunity for families seeking a modern home in a highly sought-after location. Perfectly positioned within easy reach of local amenities and convenient public transport links, the property combines a tranquil residential setting with superb access to everyday necessities.

ROOK
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Semi Detached

Open Plan Living

Modern Styling

Kitchen & Separate Utility

Three Bedrooms

Stylish Bathroom

South Facing Garden

Off Street Parking

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The accommodation features a bright and spacious open-plan lounge diner, creating an inviting atmosphere for relaxation and entertaining. Natural light beautifully enhances the sense of space, while direct access to the south-facing garden provides a seamless transition to outdoor living—ideal for enjoying sunny afternoons or alfresco dining.

The well-appointed kitchen, with a separate utility room, benefits from an abundance of natural light, ensuring a pleasant culinary environment. Its thoughtful layout offers ample storage and workspace, catering to the needs of a modern family.

Upstairs, you will find three tastefully presented bedrooms, comprising two generous double rooms and a comfortable single, ideal for use as a child's room or home office. The stylish three-piece bathroom features a contemporary suite complete with a shower over the bath, offering both practicality and elegance for busy family routines.

Externally, the property boasts a block paved driveway with ample parking for up to three cars, a rare find in today's market. The meticulously maintained south-facing garden provides an ideal haven for children to play or adults to unwind, further enhancing the appeal of this impressive home.

With an EPC rating of C and positioned in council tax band B, this property offers both energy efficiency and manageable outgoings, making it a highly desirable choice for families. In addition to the house, there is a partially boarded loft, with pull down ladder and lighting, for storage.

In summary, this beautifully presented semi-detached house offers spacious, contemporary living in a wonderful family-friendly location, enhanced by exceptional parking and outdoor space. Viewing is highly recommended to appreciate all that this superb property has to offer.

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Lounge –
4.21m x 3.91m (13'9" x 12'9")

Dining Area –
3.37m x 2.99m (11'0" x 9'9")

Kitchen –
2.58m x 3.62m (8'5" x 11'10")

Utility –
3.53m x 1.12m (11'07" x 4'02")

Bedroom One –
3.65m x 4.17m (11'11" x 13'8")

Bedroom Two –
3.03m x 3.34m (9'11" x 10'11")

Bedroom Three –
2.61m x 2.61m (8'6" x 8'6")

Bathroom –
1.75m x 1.70m (5'09" x 5'07")

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 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

AGENTS NOTE

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer / the Connells Group of companies

If you require any further information on this, please contact us.

COUNCIL TAX BAND: B

EPC RATING: C

P00007470.SD.SD.26/8/25.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.