



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



2



1

Semi-detached house

On Street Parking

Lounge and dining room

Modern bathroom

Utility room and downstairs

**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

LOUNGE 14'08" x 13'01" (into alcove) – 4.47m x 3.99m
DINING ROOM 12'00" (into bay) x 11'05" (into alcove) – 3.66m x 3.48m
KITCHEN 11'10" x 8'08" – 3.61m x 2.64m
UTILITY 7'02" x 5'11" – 2.18m x 1.80m
W.C.
BEDROOM ONE: 11'11" x 13'01" (max) – 3.63m x 3.99m
BEDROOM TWO: 9'11" x 11'00" – 3.02m x 3.35m
BEDROOM THREE: 8'07" x 8'06" – 2.62m x 2.59m
BATHROOM: 5'11" x 5'08" – 1.80m x 1.73m

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		

