



RMS | Rook
Matthews
Sayer

Dunlop Close | High Heaton | NE7 7TS

Offers Over £240,000

An immaculate traditional 3 bedroom semi detached house occupying a generous corner plot at the head of this popular residential cul-de-sac. The property is presented to the highest of standards and benefits from a range of modern fixtures and fittings. It is well positioned for access to local shops, amenities, bus and metro links as well as excellent local schools. Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front leading to a family room to the rear. There is also a large dining kitchen fitted with a range of modern wall and base units. To the first floor are 3 bedrooms 2 of which are double. There is also a modern bathroom suite with walk-in shower. Externally to the rear is a generous well maintained garden with patio area.

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3



2



1

Traditional semi detached

Generous corner plot

3 bedrooms

Large dining kitchen

Generous well maintained garden

Access to local shops, amenities, bus and metro links

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double glazed window, laminate flooring, staircase to first floor, understairs cupboard, radiator.

LOUNGE 13'4 x 12'3 (4.06 x 3.73m)

Double glazed window to front, marble fireplace, living flame effect gas fire, laminate flooring.

DINING ROOM 10'1 x 8'10 (3.07 x 2.69m)

Double glazed window to rear, laminate flooring, radiator.

DINING KITCHEN 14'7 x 5'11 into 9'2 x 7'10 (4.45 x 1.80 - 2.79 x 2.39m)

Fitted with a range of wall and base units, integrated washing machine, built in double oven, built in gas hob, extractor hood, tiled floor, tiled splash back, understairs cupboard, radiator, double glazed window to front and rear, double glazed door to rear.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12'3 x 11'7 (3.73 x 3.53m)

Double glazed window to front, laminate flooring, radiator.

BEDROOM TWO 13'1 (max) x 8'11 (3.99 x 2.72m)

Double glazed window to rear, laminate flooring, radiator.

BEDROOM THREE 8'3 x 7'10 (to include bulkhead) (2.51 x 2.39m)

Double glazed window to front, laminate flooring, radiator.

SHOWER ROOM

Step in shower cubicle, wash hand basin with set in vanity unit, low level WC, heated towel rail, airing cupboard housing combi boiler, double glazed frosted window.

FRONT GARDEN

Flower, tree, and shrub borders.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

COUNCIL TAX BAND: A

EPC RATING: TBC

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WAITING ON EPC RATING

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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