



Overton Close | Dumpling Hall | NE15 7XL

£235,000



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Link Detached House

Three Bedrooms

Lounge/Dining Room

Conservatory

Kitchen

Bathroom/W.C

Front and Rear Gardens

Single Garage

**ROOK
MATTHEWS
SAYER**

This well-presented family home briefly comprises an entrance porch, hallway, lounge/dining room, conservatory, and a modern fitted kitchen with breakfast area, with a door providing access to the rear garden.

To the first floor, there are three bedrooms and a family bathroom/W.C., offering comfortable and versatile living accommodation.

Externally, the property benefits from low-maintenance gardens to the front and rear, along with a block-paved driveway providing off-street parking and leading to a single garage.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.

- Entrance Porch

Fully tiled with central heating radiator and door.
- Hall

Central heating radiator, under stair storage cupboard and stairs up to the first floor.
- Lounge/Dining Room 22' 10" Max x 11' 8" Max (6.95m x 3.55m)

Double glazed window to the front, central heating radiator, fitted electric fire, coving to ceiling and a double glazed French doors to the rear garden.
- Conservatory 10' 4" x 9' 6" (3.15m x 2.89m)

Laminate flooring, double glazed windows and door leading to the rear garden.
- Kitchen 15' 11" x 8' 3" Plus recess (4.85m x 2.51m)

Fitted with a range of wall and base units, complemented by work surfaces and upstands. The kitchen includes a 1½ bowl sink with mixer tap and drainer, integrated appliances including a gas hob with extractor hood over, eye-level oven and grill, and dishwasher. A breakfast bar, double-glazed window, and door providing access to the rear complete the room.
- Landing

Loft access, storage cupboard and a double glazed window to the side.
- Bedroom One 11' 6" Including wardrobes x 9' 4" Including wardrobes (3.50m x 2.84m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.
- Bedroom Two 9' 9" Max x 9' 3" Plus wardrobes (2.97m x 2.82m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.
- Bedroom Three 8' 2" Max x 7' 10" Max (2.49m x 2.39m)

Double glazed window to the front, central heating radiator, fitted wardrobes and units.

Bathroom/W.C

Fitted with a three-piece bathroom suite comprising a low-level W.C. with concealed cistern, wash hand basin, and bath with shower over and glass screen. The room benefits from a chrome heated towel rail, fully tiled walls and flooring, and two double-glazed windows to the rear.

- Externally

Front Garden

Block-paved driveway with a gravelled area to the side and planted borders.

Rear Garden

Enclosed, low-maintenance rear garden with a paved seating area and gravelled sections.

Garage 16' 7" Max x 8' 11" Max (5.05m x 2.72m)

Door width 6' 10"(2.08m)

Up and over door, power and lighting.
- PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking:
- 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: 999 years from 1 July 1969

Ground Rent: £12 per annum
- COUNCIL TAX BAND: C**

EPC RATING: D
- WD8715 WD8715/BW/EM/24.06.2026/V.1
- The figure is an Energy Performance Certificate (EPC) graph. It displays a scale of energy ratings from A (top, green) to G (bottom, red). The 'Current' rating is D (score 66), and the 'Potential' rating is C (score 77). The graph shows the energy efficiency of the property and the potential for improvement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		
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