



## 23 Dinsdale Avenue , Kings Estate, NE28 9JD

\*\* WESTERLY ASPECT REAR GARDEN \*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* DRIVEWAY \*\*

\*\* IDEAL STARTER HOME \*\*GOOD SIZE REAR GARDEN \*\* SOUGHT AFTER AREA \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

\*\* CLOSE TO RISING SUN COUNTRY PARK \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\* FREEHOLD \*\*

**Offers Over £160,000**



- Westerly Rear Aspect

- Modern Kitchen

- Council Tax Band A

### The Property Comprises

#### Entrance

Double entrance doors, door to lobby.

#### Lobby

Stairs to the first floor landing, access to the lounge.

#### Lounge

14'4" into bay x 11'3" max (4.37 into bay x 3.45 max )

Double glazed bay window, radiator, coving, laminate flooring, cupboard to alcove.

#### Kitchen

14'11" x 6'7" (4.57 x 2.03)

Fitted with modern wall and base units with work surfaces over, integrated oven and gas hob with extractor hood over, sink, part tiled walls and tiled floor. Double glazed windows, double glazed external door to the rear garden.

#### Landing

Double glazed window, access to the loft.

#### Bedroom 1

11'11" max x 10'4" (3.64 max x 3.17)

Double glazed window, storage cupboard, radiator. Front Elevation

- Two Bedroom Semi Detached With Drive

- Close to Local Amenities, Schools, Transport Links and Major Road Links

- Energy Rating C

#### Bedroom 2

8'9" x 8'4" (2.66 x 2.55)

Double glazed window, radiator. Rear Elevation.

#### Bathroom

5'10" x 5'4" (1.78 x 1.62)

Bath with overhead shower , WC and wash hand basin set in vanity unit. Feature panelling to walls, ladder style radiator, double glazed window.

#### External

Externally there is resin driveway to the front. There is a good sized garden to the rear that benefits from a westerly aspect, the garden is mostly laid to lawn together with a patio area and a fenced perimeter.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage

- Great First Time Buy

- Close to Rising Sun Country Park

- Freehold prediction and your experience.

EE-Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor and in-home

Vodafone - Variable outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

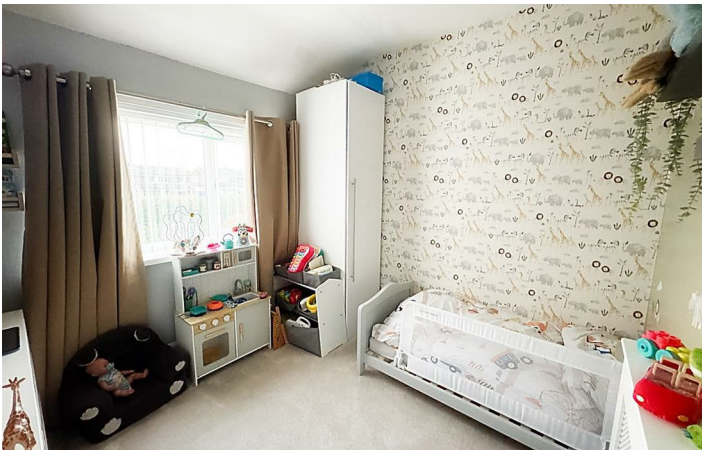
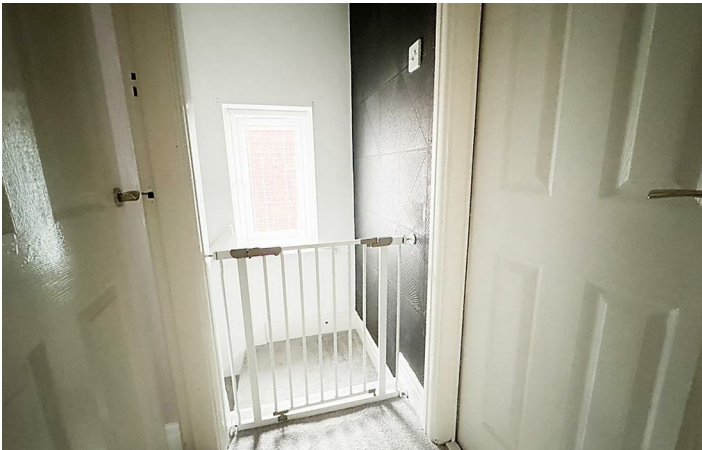
Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional.

This information must be confirmed via your surveyor and legal representative.

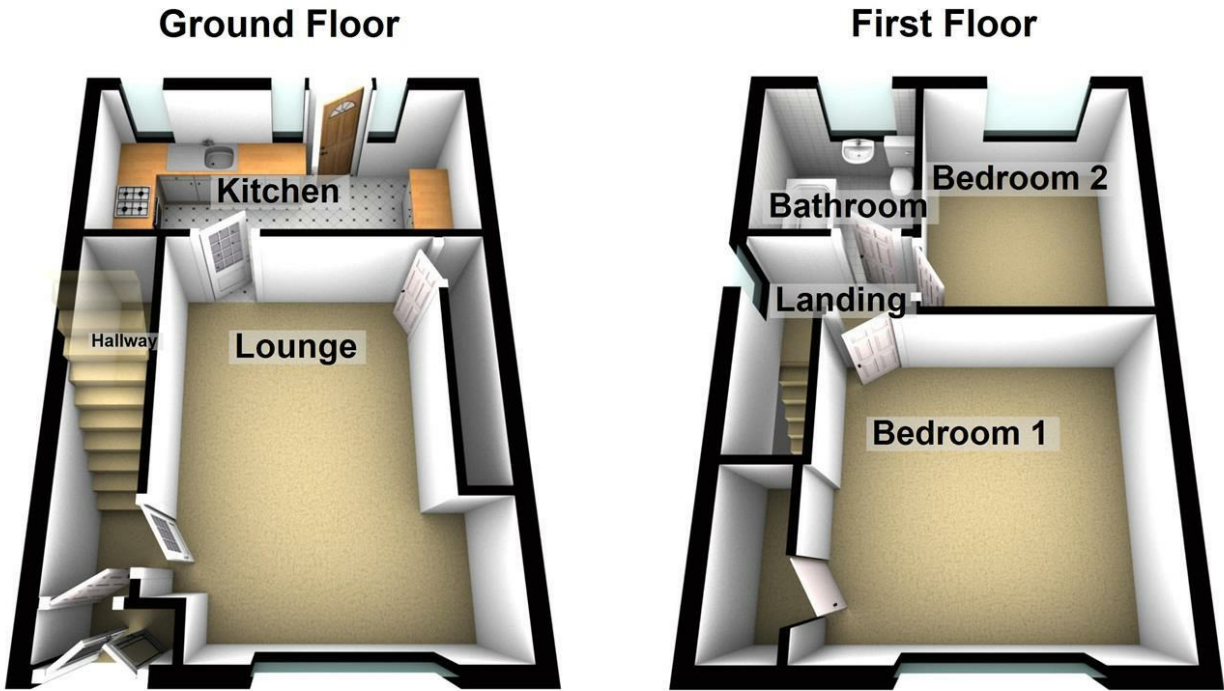








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC