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YOUNG DRIVE, DINNINGTON, NE13

Offers Over £180,000

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TWO BEDROOMS – SEMI-DETACHED HOME – NO FORWARD CHAIN

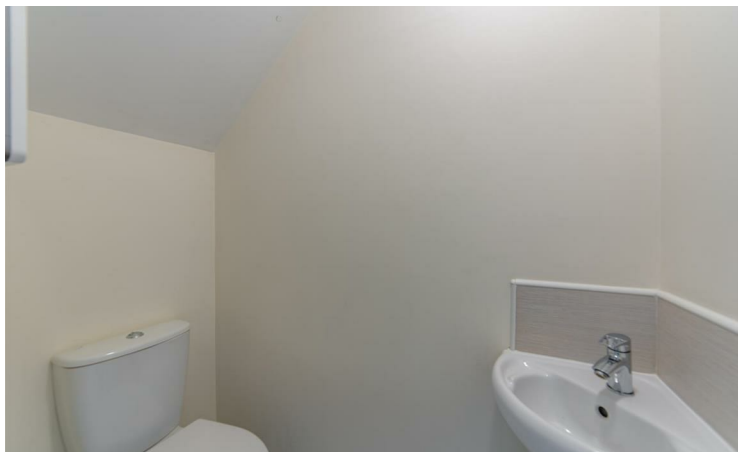
Brunton Residential are delighted to offer this well-presented two-bedroom semi-detached home on Young Drive, Dinnington.

The property features a spacious reception room, a well-equipped bathroom, and two generously sized bedrooms, one which features a built-in storage unit. Further highlights include a private rear garden and off-street parking.

Situated in a popular and well-connected area, the property offers easy access to local amenities, schools, and transport links to Newcastle and beyond.

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Brunton Residential are delighted to welcome to the market this two double bedroom semi detached home, ideal for any first time buyer or downsized alike, located on Young Drive within the sought after Sheraton Park Development.

Upon entering the property, you are welcomed into a hallway with stairs leading to the first-floor landing. To the right, a well-appointed kitchen features tiled flooring, a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, wood worktop surfaces, and a front-aspect window.

From the kitchen, there is access to a convenient ground floor WC and a generously sized rear lounge diner, which enjoys French doors opening directly onto the garden.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms, one of which benefits from a built-in storage unit. Both bedrooms are served by a family bathroom, fitted with a bath with overhead shower, washbasin, and WC.

Externally, the front of the property offers off-street parking for one vehicle. To the rear, there is a good-sized enclosed garden, mainly laid to lawn, with a paved patio seating area and a raised decking area at the far end.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.



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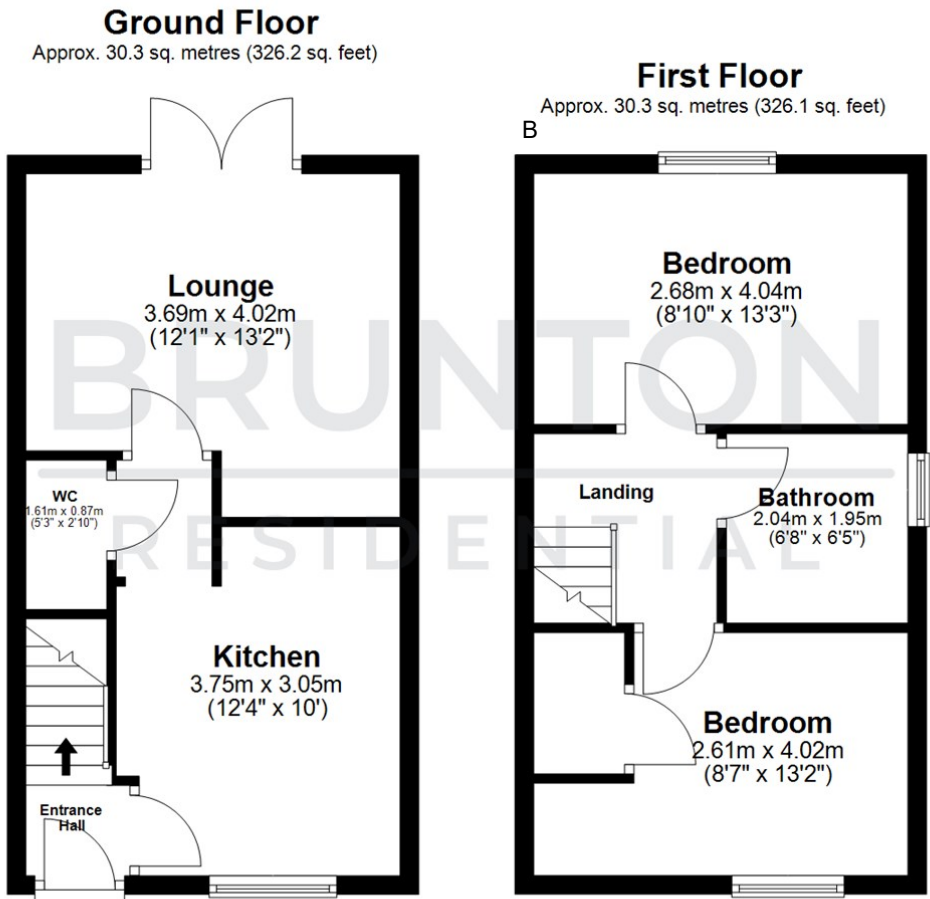
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	