







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 **









- 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

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, 14'4" into bay x 11'3" max (4.37 into ladder style radiator, double glazed window.

External

Externally there is resin driveway to Yearly chance of flooding: the front. There is a good sized garden to the rear that benefits from Rivers and the sea: Very low. 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 Fist 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:

Surface water: Very low.

CONSTRUCTION:

Traditional.

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













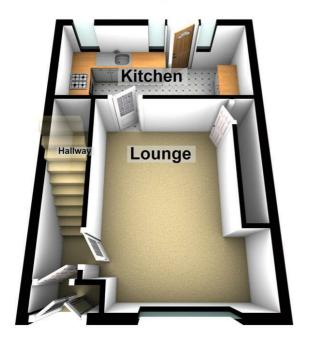






Floor Plan

Ground Floor



First Floor



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