



Nicholson Close

Dinnington

Presenting for sale this immaculate semi-detached town house, an epitome of modern living with a touch of class. The property showcases three bedrooms, two bathrooms, a reception room and a newly fitted kitchen that oozes style and practicality.

Offers Over **£270,000**

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

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MATTHEWS
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www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



Nicholson Close Dinnington

PROPERTY DESCRIPTION

The master bedroom is a sanctuary of peace, offering ample space, built-in wardrobes and an en-suite. It also offers a dedicated home office area, providing a perfect setting for those who work from home. The other two bedrooms are spacious doubles, ensuring plenty of room for family or guests.

The bathrooms are well appointed, with one featuring a shower over the bath and the other providing an en-suite to the primary bedroom.

The kitchen is a dream for those who love to entertain, with natural light streaming in, ample dining space and a brand new fitting that is sure to impress.

The reception room is spacious, leading out to the garden through double doors, allowing for seamless indoor-outdoor living. Unique features of this property include a single garage, open views and a south facing garden, perfect for those sunny afternoons.

The property is ideally located with excellent public transport links, nearby schools and green spaces, making it perfect for families. It also benefits from a respectable 'B' EPC rating and falls under council tax band 'C'. Whether you're a first-time buyer or looking for that next step on the property ladder, this home offers a unique opportunity for comfortable and convenient living.

Living Room: 12'03" x 14'09" - 3.73m x 4.50m

Kitchen: 13'06" (max) x 11'06" (max) - 4.12m x 3.51m

W.C.

Bedroom One: 16'11" (max) x 14'09" (max) - 5.16m x 4.42m

En-suite: 5'11" x 7'08" - 1.80m x 2.33m

Bedroom Two: 8'09" x 14'11" - 2.67m x 4.55m

Bedroom Three: 9'06" x 8'01" - 2.90m x 2.46m

Bathroom: 6'07" x 8'01" - 2.00m x 2.46m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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

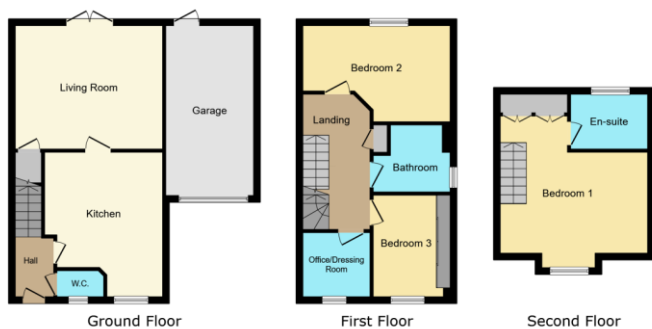
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: B

P00007372.SD.SD.29/4/25.V1





Nicholson Close, Dinnington

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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