



Hall Drive | Dinnington | NE13

**£250,000**

For sale, a semi-detached townhouse, presented in immaculate condition. This former show home, with no upper chain, is perfect for families seeking a spacious residence in a desirable location. The property benefits from excellent public transport links, proximity to local schools, amenities and parks.

**RMS** | Rook  
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1



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**SEMI DETACHED TOWNHOUSE**

**GENEROUS GARDEN**

**SPACIOUS LIVING**

**GARAGE AND DRIVEWAY**

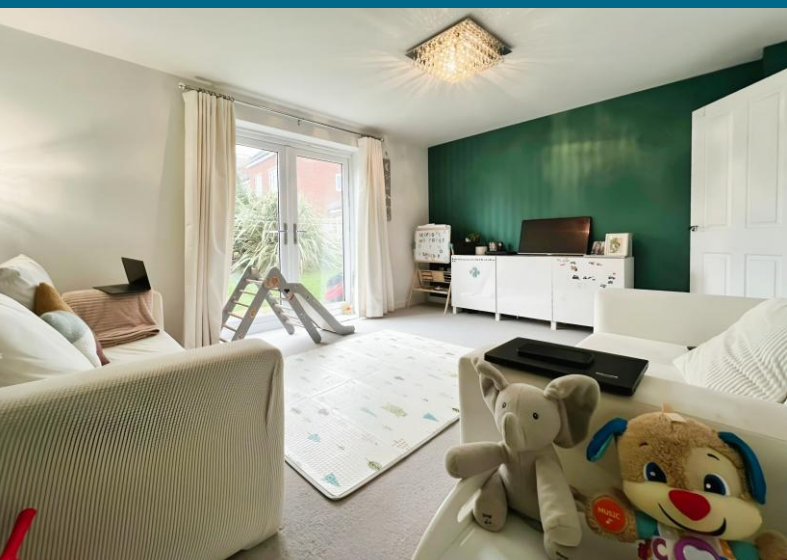
**MODERN KITCHEN**

**COUNCIL TAX BAND C**

**EN SUITE**

**EPC RATING B**

For any more information regarding the property please contact us today



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The residence features a generous layout with three double bedrooms. The master bedroom is located on the top floor, boasting built-in wardrobes and an en-suite shower room. An additional office space makes this room a true sanctuary. The remaining two bedrooms are also doubles, with the second bedroom having built-in wardrobes.

The property boasts two bathrooms, one of which is an ensuite to the master bedroom. Both bathrooms are well-appointed with the main one featuring a heated towel rail for added comfort.

On the ground floor, there is a bright, well-equipped kitchen with abundant natural light and dining space. Adjoining the kitchen is a reception room, offering a pleasant garden view and direct access to the south-facing garden. This room provides a perfect space for relaxation and entertaining. A convenient WC is also located on the ground floor.

Outside, the large garden is a particular highlight, being south-facing and accompanied by a detached garage, offering ample storage and parking options. The property also has a favourable EPC rating of B and falls within council tax band C. With its unique features and prime location, this property promises a comfortable and convenient lifestyle.

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: GARAGE AND DRIVEWAY

## 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 2016

Ground Rent: £125.54 per annum.

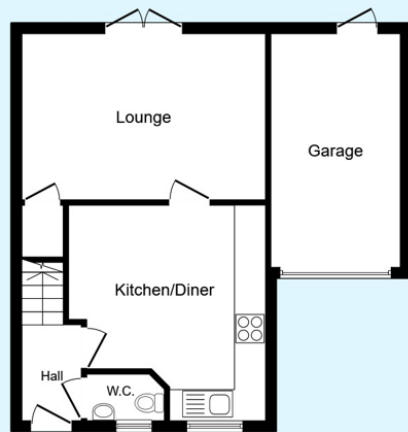
## COUNCIL TAX BAND: C

## EPC RATING: B

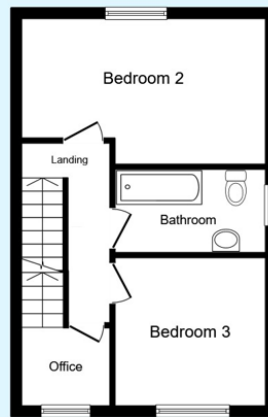
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

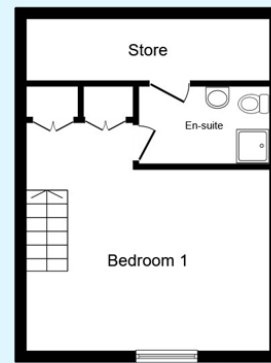




Ground Floor



First Floor



Second Floor



**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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