



Dahlia Grove | Great Park | NE13 9FJ

Offers Over £220,000



3



1



1

Modern end link house

Private garden

3 bedrooms

Modern dining kitchen

**Access to local shops, and
transport links**

**Ideally suited for a first time
buyer**

RMS | Rook
Matthews
Sayer

A modern 3 bedroom end link house located within the sought after Newcastle Great Park. The property offers generous accommodation over three floors and is ideally suited for a first time buyer. The property benefits from a ground floor WC, 3 good size bedrooms, private garden and driveway to the front. It is conveniently positioned for access to local shops, and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway leading to the sitting room. There is a modern dining kitchen to the rear together with a ground floor WC. There are 2 bedrooms to the first floor together with family bathroom. To the second floor is an additional double bedroom with dormer window. There is a low maintenance garden to the rear together with parking space to the front.

GROUND FLOOR

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, radiator.

LOUNGE 14'9 x 11'9 (4.50 x 3.58m)

Double glazed window, radiator.

DINING KITCHEN 11'10 x 8'10 (3.61 x 2.69m)

Fitted with a range of wall and base units, built in double oven, built in electric hob, extractor hood, radiator.

INNER HALL

W.C.

Low level WC, wash hand basin.

FIRST FLOOR

FIRST FLOOR LANDING

Radiator, staircase to 2nd floor with spindle banister.

BEDROOM TWO 11'10 x 8'10 (3.61 x 2.69m)

Double glazed window to front, radiator.

BEDROOM THREE 11'10 x 8'10 (3.61 x 2.69m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, double glazed frosted window.

SECOND FLOOR

BEDROOM ONE 24'1 x 8'5 (7.34 x 2.57m)

Double glazed dormer window, Velux window, radiator.

EXTERNAL

FRONT

Car parking space.

REAR GARDEN

Patio area, fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: 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.

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

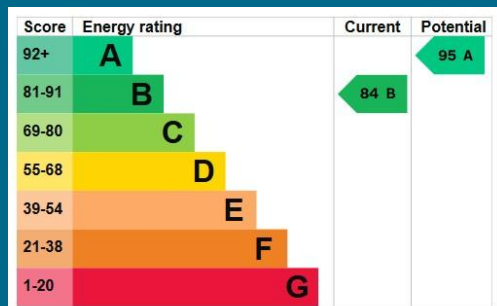
TENURE

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

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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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