



Neptune Road | Dumpling Hall | NE15 7QN

£240,000



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Semi Detached House

Three Bedrooms

Lounge/Dining Room

Conservatory

Kitchen/Diner

Bathroom/W.C

Integrated Garage

Front and Rear Gardens

ROOK
MATTHEWS
SAYER

Beautifully presented family home, briefly comprising an entrance porch, welcoming hallway, lounge/dining room with sliding doors opening into the conservatory, and a modern fitted kitchen/diner with access to the rear garden. The first floor offers three well-proportioned bedrooms and a family bathroom/W.C. The property also benefits from an integral garage, providing useful additional storage space. Externally, the property benefits from well-maintained gardens to both the front and rear. The front garden features a spacious double block-paved driveway providing ample off-road parking, complemented by an artificial lawn area and attractive planted borders. The enclosed rear garden is mainly laid to lawn and includes a stylish composite decked area with established planted borders, creating an ideal outdoor space for relaxing and entertaining.

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.

Entrance Porch

Hall
Central heating radiator and under stair storage cupboard.

Lounge/Dining Room 23' 0" Max x 11' 6" Max (7.01m x 3.50m)
Double-glazed window to the front elevation, two central heating radiators, and a feature fireplace with inset fire and decorative surround. Sliding doors provide access to:

Conservatory 9' 2" Max x 7' 3" Max (2.79m x 2.21m)
Laminate flooring, recessed downlighting, double-glazed windows, and double doors providing access to the rear garden.

Kitchen/Diner 15' 3" Max x 10' 8" Max (4.64m x 3.25m)
Fitted with a range of wall and base units complemented by tiled splashbacks, incorporating a sink with mixer tap and drainer set within the work surfaces. Integrated hob with oven below and extractor hood above, together with plumbing for an automatic washing machine. Additional features include laminate flooring, recessed downlighting, a double-glazed window, and a double-glazed door providing access to the rear garden.

Landing
Under stairs storage cupboard and a central heating radiator.

Bedroom One 11' 7" Max x 9' 4" Including wardrobes plus recess (3.53m x 2.84m)
Double-glazed window to the front elevation, central heating radiator, fitted wardrobes, and additional storage units.

Bedroom Two 11' 0" Max x 9' 8" Including wardrobes (3.35m x 2.94m)
Double-glazed window to the rear elevation, central heating radiator, fitted wardrobes, and additional storage units.

Bedroom Three 8' 6" Max including wardrobes x 8' 5" Max including wardrobes (2.59m x 2.56m)
Double-glazed window to the front elevation, central heating radiator, and fitted wardrobes.

Bathroom/W.C
Fitted with a three-piece white coloured bathroom suite comprising low level WC, pedestal wash hand basin, panel bath with shower over and screen, chrome heated towel rail, part tiled walls and two double glazed windows to the rear.

Externally

Front Garden
A spacious double block-paved driveway providing ample off-road parking, complemented by an artificial lawn area to the side and attractive planted borders.

Rear Garden
The well-maintained enclosed garden is mainly laid to lawn, with a stylish composite decked area and attractive planted borders, providing a pleasant outdoor space for relaxation and entertaining."

Garage 17' 2" Max x 8' 10" Max (5.23m x 2.69m)
Door width 7' 0" (2.13m)
Up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/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 1st July 1969
Ground Rent: £8 per annum

COUNCIL TAX BAND: C

EPC RATING:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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