



 Jan Forster

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Castle Way | Dinnington | Newcastle Upon Tyne | NE13 7LS

Price £325,000



- Detached House
- No Upper Chain
- Stunning Rear Garden
- Semi-Rural Location
- Transport Links
- Well-Presented
- Three Bedrooms
- Garage + Driveway
- Local Facilities
- Council Tax Band: C





Jan Forster Estates are delighted to welcome to the market this lovely, detached family home, positioned on Castle Way in Dinnington. The property is offered for sale with the benefit of no upper chain.

Set within a desirable semi-rural location, this home offers the perfect balance of peaceful surroundings and convenient access to everyday amenities, schools, and Newcastle International Airport. The area is surrounded by attractive green spaces, ideal for scenic walks and outdoor pursuits. Excellent transport links are also close at hand, with the A1 providing easy connectivity to Newcastle and surrounding areas, making this an ideal choice for families and commuters alike.

The accommodation briefly comprises to the ground floor: an entrance porch leading into a spacious lounge-diner, complete with an exposed staircase and a feature fireplace, creating a warm and inviting focal point. From here, you have access to the kitchen fitted with a range of wall and base units, integrated appliances, and a door leading through to a practical utility room featuring a Belfast sink. The utility also provides internal access to the garage, as well as a door opening out to the rear garden. To the first floor, the landing offers a useful storage cupboard and leads to three well-proportioned bedrooms, with bedrooms one and two benefitting from built-in storage. A family bathroom WC completes the first floor accommodation.

Externally, the property boasts a generous front garden alongside a driveway providing off-street parking, and an attached garage with an electric door. To the rear, there is a stunning south-facing garden, offering beautiful open views across the surrounding countryside ideal for relaxing and entertaining.

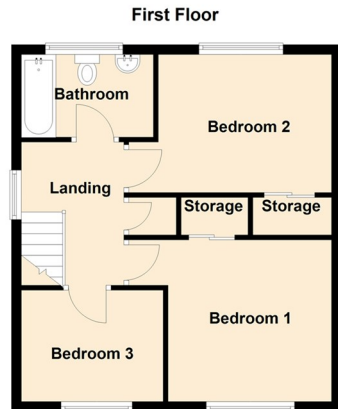
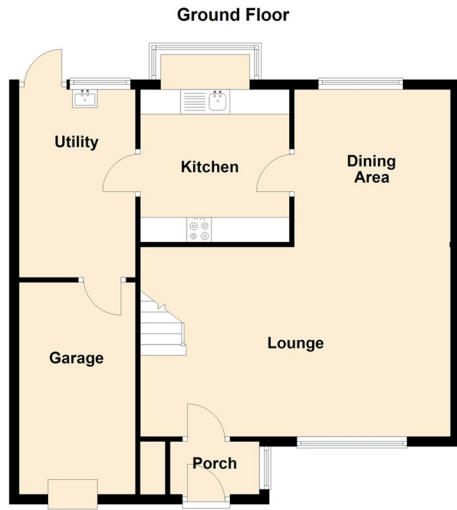
For more information and to book a viewing, please call our sales team on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: C





Lounge 19'10" x 12'7" (6.05 x 3.84)

Dining Area 11'8" x 9'11" (3.57 x 3.04)

Kitchen 9'3" x 8'0" (2.84 x 2.44)

Utility 9'10" x 8'7" (3.00 x 2.62)

Bedroom One 11'0" x 10'7" (3.37 x 3.25)


Bedroom Two 11'8" x 11'0" (3.58 x 3.37)

Bedroom Three 8'7" x 6'9" (2.62 x 2.07)

Video Tour

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

