



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 2<sup>nd</sup> 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.

#### **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**

GS00016211.DJ.PC.29.06.26.V.1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



**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.

T: 0191 284 7999  
Gosforth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer