



Newton Close, Dumping Hall

- Semi detached house
- Three bedrooms
- Lounge/dining room
- Breakfasting kitchen
- Bathroom with separate w.c
- Integrated garage

Offers Over £190,000



0191 267 1031
120 Roman Way, West Denton, NE5 5AD

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www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Newton Close, Dumpling Hall

Semi detached family home situated on Newton Close in Dumpling Hall.

Internally the accommodation comprises an entrance hall leading to lounge/dining room, kitchen, three first floor bedrooms, bathroom and separate w.c.

Externally there are front and rear gardens. The front is laid to lawn with driveway to side leading to the integrated garage. To the rear there is an enclosed lawn garden with paved patio area.

Entrance Hall

Laminate flooring, understairs storage cupboard and stairs up to the first floor.

Lounge/Dining room 22' 11" Max x 10' 7" Max (6.98m x 3.22m)

Double glazed windows to the front and rear, two central heating radiators, television point and coving to ceiling.

Breakfasting Kitchen 15' 3" Max x 8' 4" Plus large recess (4.64m x 2.54m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, recessed downlights, tiled flooring, two storage cupboards, door to garage, double glazed window, and door to the rear.

Landing

Double glazed window to the side and loft access.

Bedroom One 12' 9" Max x 10' 2" Including wardrobes (3.88m x 3.10m)

Double glazed window to the front, central heating radiator, fitted wardrobes and drawers.

Bedroom Two 9' 11" Max x 9' 8" Including wardrobes (3.02m x 2.94m)

Double glazed window to the rear, central heating radiator, fitted wardrobes and drawers.

Bedroom Three 8' 4" Max x 7' 7" Max (2.54m x 2.31m)

Double glazed window to the front, central heating radiator, fitted bedroom and wardrobes.

Bathroom

Fitted with a pedestal wash hand basin, panel bath with shower over, airing cupboard, tiled walls and a double glazed window to the rear.

Separate w.c

Double glazed window to the rear, low level w.c and tiled walls.

Externally

Front Garden

Lawn garden to the front with pave driveway leading to the single garage.

Rear Garden

Enclosed lawn garden with paved patio area.

Garage 16' 6" max x 8' 3" max (5.03m x 2.51m)

Door width 7' 2" Approx. (2.18m)

Up and over door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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.

Leasehold - Length of Lease: 999 from 1st July 1969

Ground Rent: £12 per annum

COUNCIL TAX BAND: C

EPC RATING: D

WD7720/BW/EM/14.02.2024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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