



March Terrace Dinnington

- Mid terraced house
- Enclosed garden
- Off street parking
- Village location
- 2 bedrooms

Offers Over: £190,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ROOK
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SAYER**

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March Terrace

Dinnington

Entrance Porch 3'7 x 6'8 (1.13m x 2.03m)

A convenient entrance porch with door to the inner hallway.

Inner Hallway

Carpeted with stairs to the first floor and door to the lounge.

Lounge 12'11 into recess x 12'02 (3.93m x 3.65m)

The impressive lounge has dual aspect double-glazed windows to the front, a stylish electric feature fire, storage, carpeted and a radiator.

Kitchen / Diner 16'07 x 7'10 x 21'02 (4.87m x 2.38m x 6.40m)

This magnificent space has a contemporary fitted kitchen with a selection of appliances including a gas hob with extractor above, an electric oven, central heating boiler, integrated fridge freezer and dishwasher plus space for a washing machine and dryer. The kitchen has a sink unit inset, tiled splash backs, laminate flooring and an opening to the sizeable dining and family area. This modern space benefits from a window and door to the enclosed yard, an under stairs storage cupboard and a radiator.

Stairs lead to a carpeted upstairs hallway with loft access.

Master Bedroom 11'08 x 10'03 (3.35m x 3.04)

This room has two double glazed windows to the front, a walk-in storage cupboard, carpet and a radiator.

Bathroom 6'6 x 6'9 (1.98m x 2.05m)

An elegant family bathroom suite comprising of a shower over bath with waterfall shower and standard showerhead. Wash hand basin, WC, part tiled walls, heated towel rail and double-glazed window to the rear.

Bedroom Two 9'05 x 10'4 (2.74m x 3.14m)

Convenient second room with laminate flooring, radiator and double-glazed window to the rear and wonderful countryside views.

Externally with fenced boundaries to the front is a low maintenance garden with artificial grass and gravel area. To the rear is an enclosed patio and gravelled yard, over the lane is an area with off street parking with a shed. Beyond the parking area is a mature garden part laid to lawn with gravel, further fenced boundaries with open countryside views.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: allocated parking to rear of property

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

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: B

EPC RATING: C

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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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