



- 3 Bed End Terraced Town House
- French Doors to the Garden
- Double Width Driveway
- Ideal First Purchase

- Over 8 Yrs NHBC Remaining
- Cloakroom/WC
- Garden with Shed

- 22' Dual Aspect Lounge/Kitchen
- Bathroom/WC with Shower
- Popular Development

A fabulous opportunity to purchase an early re-sale of one of these sought after, 3 bedroomed end terraced townhouses, with accommodation arranged over 3 floors. Completed in 2020, with over 8 years NHBC remaining, this property is ideal for the first time purchaser. The Reception Hall leads to the 22' open plan, dual aspect Lounge/Kitchen, with French doors opening to the rear garden. The kitchen area is fitted with a range of wall and base units, sink unit, split level oven with 4 ring gas hob and extractor hood over, integral fridge, freezer and auto washer with matching doors and a breakfast table. The Cloakroom/WC is fitted with a low level wc and pedestal wash basin. Stairs lead from the hall to the First Floor Landing. Bedroom 2 is to the rear, with the Study/Bedroom 3 to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with rainhead and hand held showers over, screen, fully tiled surrounds and chrome towel warmer. Stairs lead to the Second Floor Landing with built in wardrobe/storage cupboard. Bedroom 1 is a dual aspect room with Velux roof light affording distant views to the Cheviots.

Externally, there is a double with driveway to the front and a Rear Garden with patio, lawn, shed and fence surround.

Augusta Park is a new development in the popular village of Dinnington. The village has good local amenities including shop, pubs and First School. Dinnington has good access to the A1, is well placed for Newcastle International Airport and has good road access to Ponteland, Kingston Park, North Gosforth and the city of Newcastle.

Reception Hall

Lounge/Kitchen 22'2 x 12'2 (max) (6.76m x 3.71m (max))

Cloakroom/WC 4'11 x 2'10 (1.50m x 0.86m)

First Floor Landing

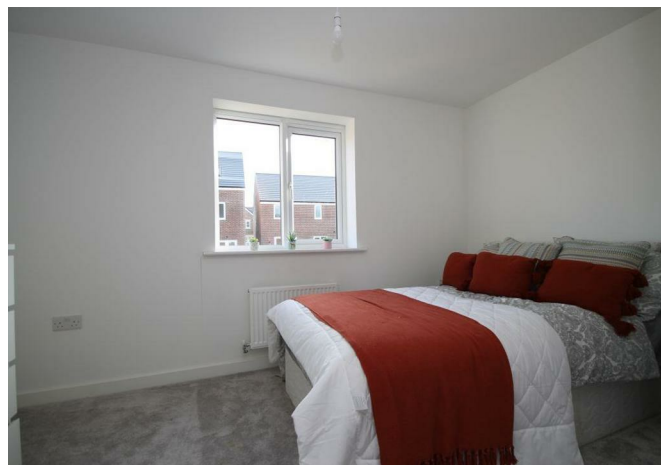
Bedroom 2 12'2 x 7'9 (3.71m x 2.36m)

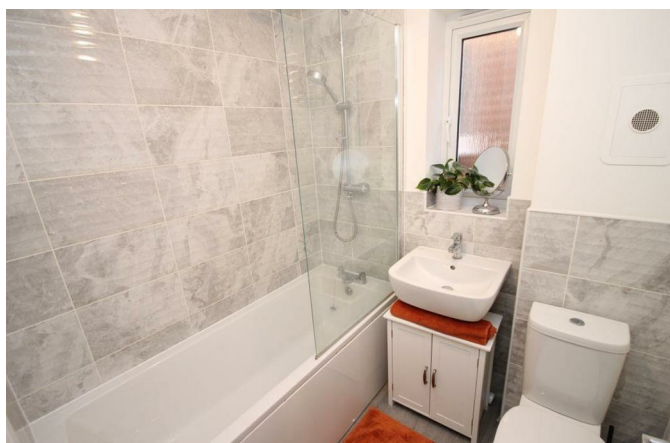
Study/Bedroom 3

Bathroom/WC 6'4 x 5'6 (1.93m x 1.68m)

Second Floor Landing

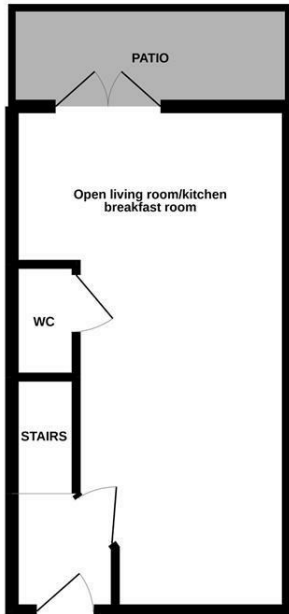
Bedroom 1 16'9 x 9'2 (5.11m x 2.79m)



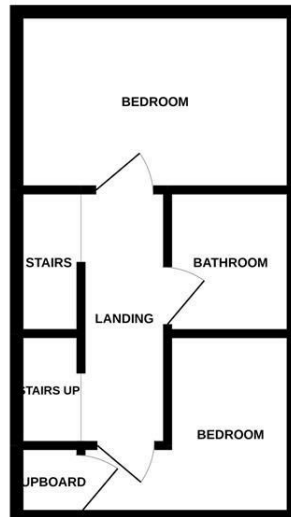


Energy Performance: Current B Potential A
 Council Tax Band: B
 Newcastle City Council: 0191 278 7878
 Dinnington First School: 0.7 Miles
 Ponteland: 3.2 Miles
 Kingston Park: 3.5 Miles
 Newcastle International Airport: 3.4 Miles
 Newcastle Central Railway Station: 9.4 Miles

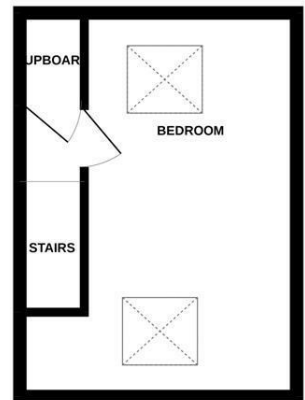
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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