



Dinsdale Avenue, Kings Estate, Wallsend

Asking Price £160,000

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RICHARDSONS 





RICHARDSONS

# Dinsdale Avenue Wallsend, NE28 9JD

- CHAIN FREE
- EXTENDED KITCHEN
- DRIVEWAY
- CLOSE TO RISING SUN COUNTRY PARK
- TWO BEDROOMS
- GREAT LOCATION
- WEST FACING REAR GARDEN
- EPC RATING C

Asking Price £160,000



This well-presented extended two-bedroom semi-detached home is chain-free and offers bright, spacious living in the sought-after Kings Estate. With excellent road links, nearby shopping facilities, schools, and convenient bus services, this property is perfect for families and commuters alike. The Rising Sun Country Park is also just a short distance away, providing beautiful green space to enjoy.

Additional Information:

Tenure: Freehold

Council Tax Band: A

This home is an excellent opportunity for first-time buyers, growing families, or investors looking for a well-located property. Book a viewing today!



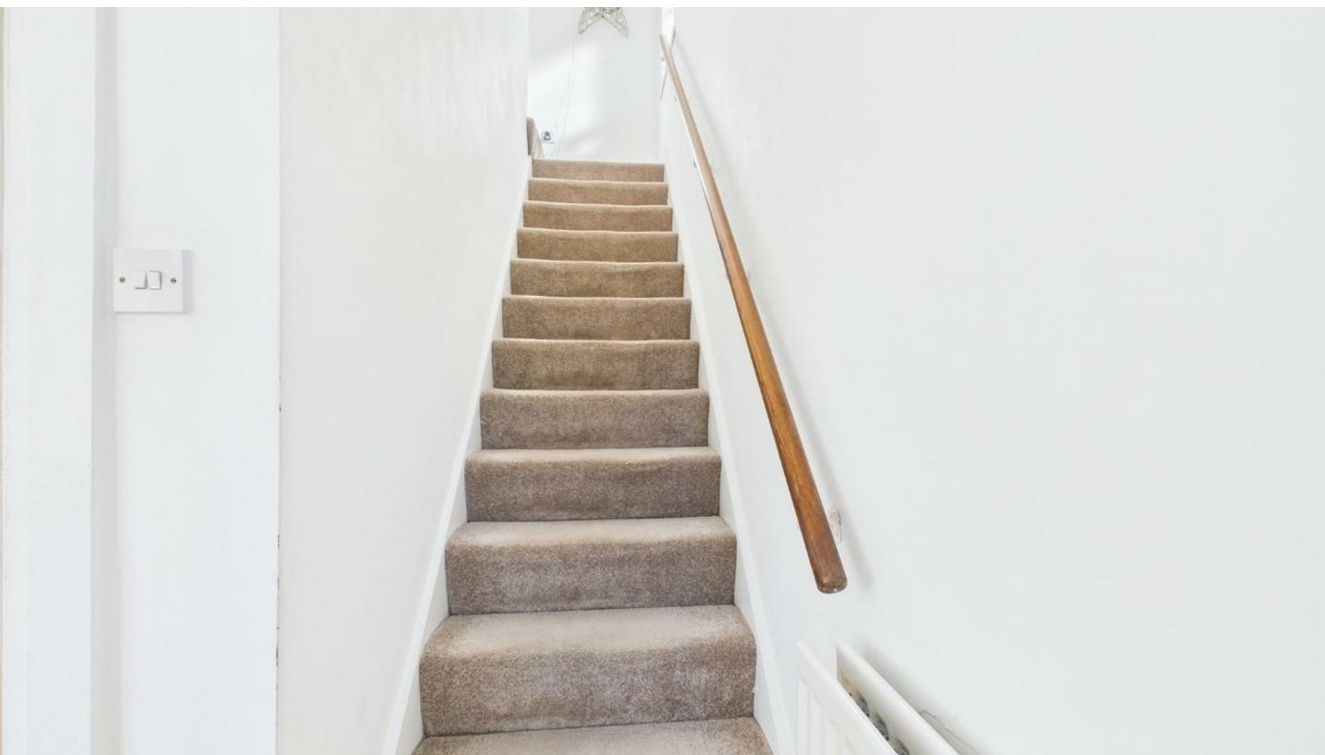




### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

<b>Lounge</b>	11'5" x 11'5" (3.50 x 3.50)
<b>Kitchen</b>	14'9" x 5'10" (4.50 x 1.80)
<b>Conservatory</b>	10'9" x 8'10" (3.30 x 2.70)
<b>Bedroom one</b>	10'5" x 9'10" (3.20 x 3.00)
<b>Bedroom Two</b>	8'6" x 7'10" (2.60 x 2.40)



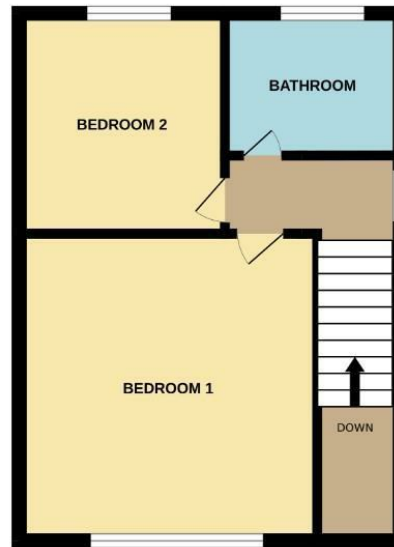




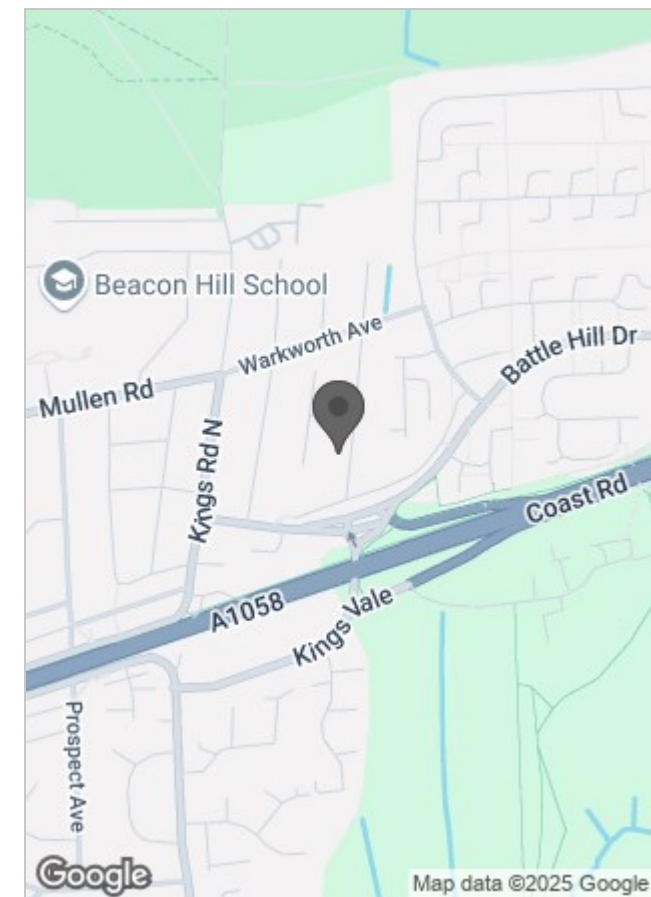
GROUND FLOOR



1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.