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- Substantial Plot
- Three Bedrooms
- Off Street Parking
- Lovely Rear Garden
- Council Tax Band \*B\*
- Popular Location
- Close To Amenities
- Ideal Family Home
- Freehold
- Viewing A Must







Jan Forster Estates are delighted to welcome to the market this immaculately presented, three-bedroom, semi-detached family home on the popular Beech Avenue in Dinnington.

The location offers a wealth of benefits including local shops, excellent transport links, close proximity to well-regarded schools and established walking routes/bridle paths, Additionally, Newcastle International Airport is just a short drive away, making travel convenient and stress-free.

Internally the property briefly comprises to the ground floor: - welcoming entrance hallway with under stair storage, bright and airy lounge dining room with French doors out to the rear, and a well-appointed kitchen leading to the utility space, which provides further access to the rear garden. Off the landing to the first floor, there is a cupboard for storage, along with three generous bedrooms, and the family three-piece bathroom WC with a shower over the bath.

Further benefits include gas central heating via Hive control, double glazing, a partially floored loft with access ladder and lighting and a professionally installed burglar alarm.

Externally, the property has a block paved driveway offering off-street parking for three vehicles, and there is a South-facing rear garden with patio areas and a lawn: an ideal space for relaxing or entertaining during those warm summer nights. There are also taps to the front and rear and a power supply fitted in the garden.

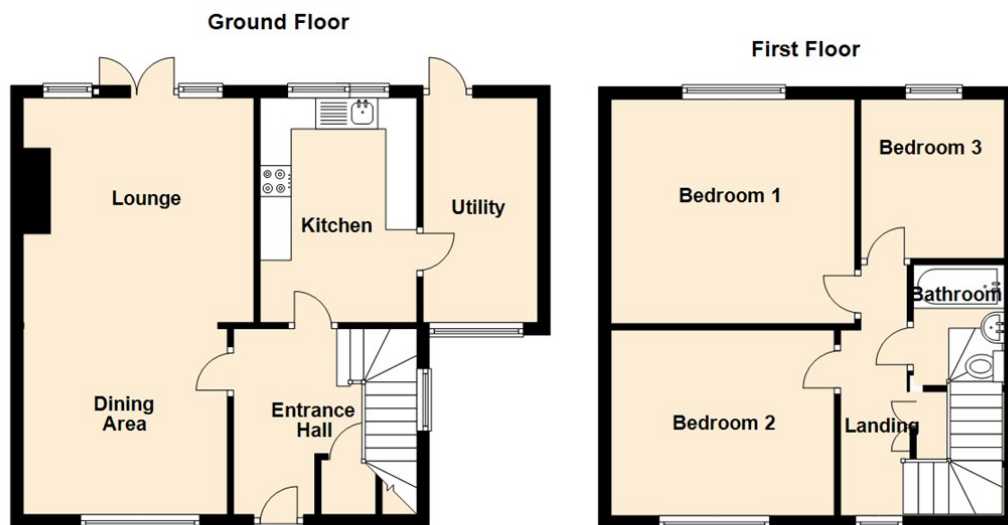
Overall, a superb home that must be viewed to be appreciated. Please call our Gosforth branch on 0191 236 2070 for more information and to book a viewing.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.





Lounge 13'9" x 12'9" (4.21 x 3.91)

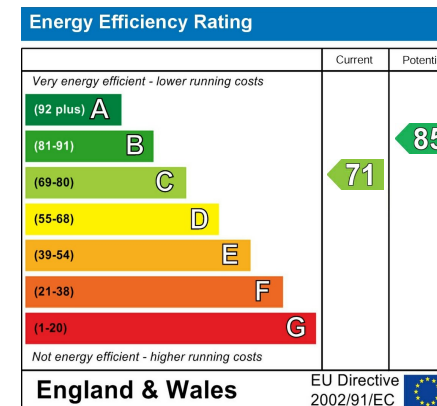
Dining Area 11'0" x 9'9" (3.37 x 2.99)

Kitchen 8'5" x 11'10" (2.58 x 3.62)

Bedroom One 11'11" x 13'8" (3.65 x 4.17)

Bedroom Two 9'11" x 10'11" (3.03 x 3.34)

Bedroom Three 8'6" x 8'6" (2.61 x 2.61)



## The difference between house and home

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