

T. 01912368347  
E. info@bruntonresidential.com  
A. Brunton Residential Middleton  
W. South, Wagonway Drive, NE13  
9RT



## Augusta Park Way

Dinnington, NE13 7FH

DETACHED HOME - SOUTH-FACING GARDEN - SOUGHT AFTER LOCATION

Brunton Residential are delighted to offer for sale this 'Persimmon Rufford' style home located on Augusta Park Way, Dinnington. This three bedroom detached property is presented to a great standard and would be perfect for first time buyers, it offers excellent value for money and has some great external space.

**Offers Over £240,000**

# 31 Augusta Park Way

Dinnington, NE13 7FH



Accommodation briefly comprises; entrance porch with access to lounge, an internal hallway offers staircase to the first floor and large under-stair storage, a ground floor WC and door to a full width dining kitchen. The kitchen has a range of fitted wall and floor units with coordinated work surfaces & some fitted appliances, French doors provide access to the rear gardens. The first floor consists of a stylish master bedroom with an ensuite shower room, bedrooms two and three are also large enough to accommodate a double bed with furniture. A stylish partly tiled family bathroom concludes the internal accommodation.

Externally, there is a small lawned garden to the front with driveway leading to garage and pathway access to the property while to the rear is a fantastic south-facing garden with large lawn, patio and decked areas and fenced boundaries.

## ON THE GROUND FLOOR

Porch

Lounge

16'10" x 10'4" (5.12m x 3.16m)

Kitchen

7'11" x 19'1" (2.42m x 5.81m)

WC

Garage

Bedroom

10'8" x 14'2" (3.25m x 4.33m)

En-suite

Bedroom

7'9" x 9'11" (2.35m x 3.03m)

Bedroom

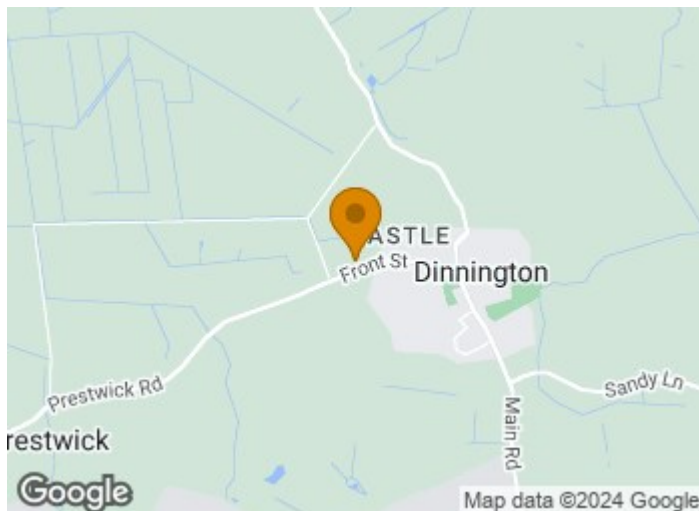
10'8" x 8'10" (3.26m x 2.68m)

Bathroom

Disclaimer

## ON THE FIRST FLOOR

Landing

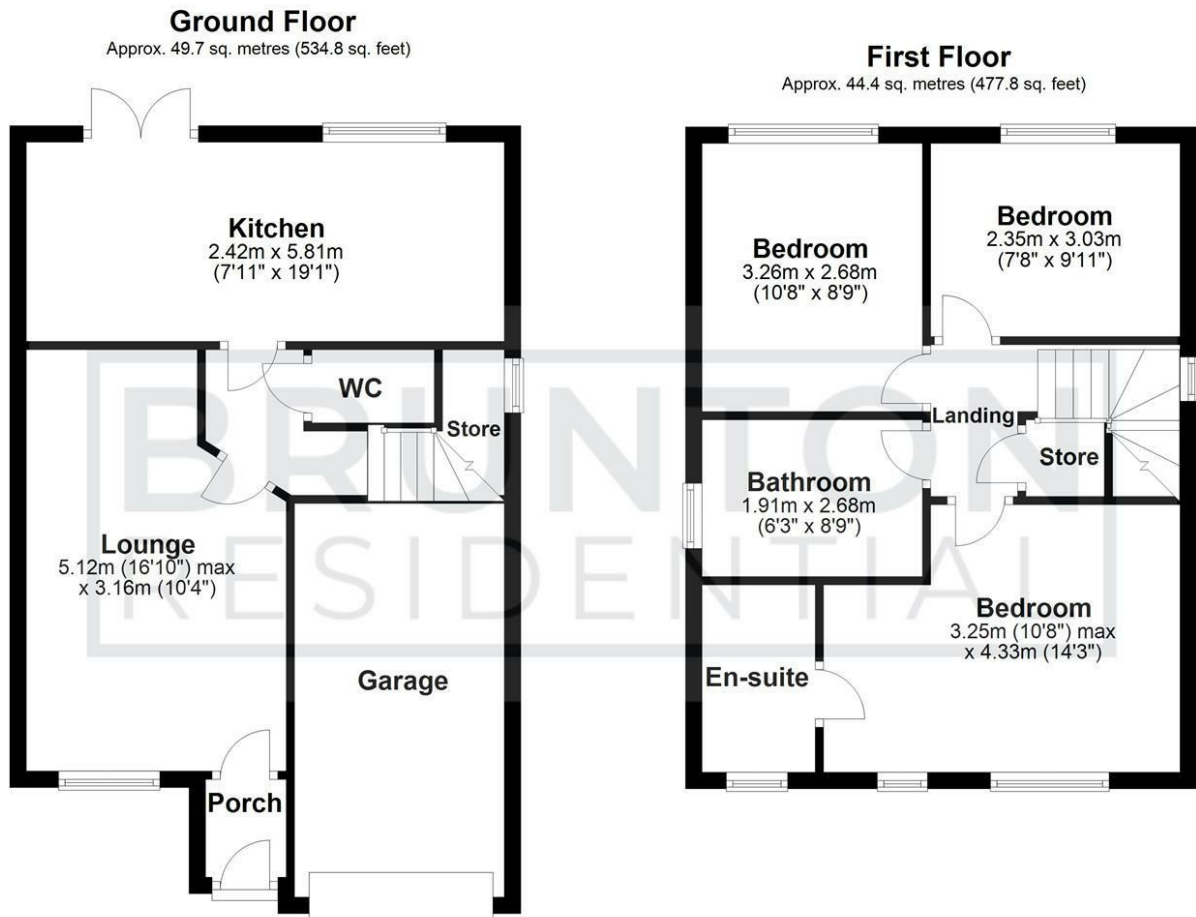


- SOUGHT AFTER LOCATION
- SOUTH-FACING REAR GARDEN
- DETACHED HOME
- GARAGE & DRIVEWAY
- THREE BEDROOMS
- WELL PRESENTED





## Floor Plan



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

