

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



Augusta Park Way

Dinnington, NE13 7FH

SEMI-DETACHED HOME - THREE BEDROOM - SOUGHT AFTER LOCATION

Brunton Residential are delighted to offer for sale this 'Hanbury' style home located on Augusta Park Way, Dinnington. This three bedroom semi-detached property is presented to a great standard and would be perfect for first time buyers.

Offers Over £209,950

89 Augusta Park Way

Dinnington, NE13 7FH



Accommodation briefly comprises; entrance porch with access WC and spacious lounge and 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, two further bedrooms and a modern tiled family bathroom concludes the internal accommodation.

Externally, there is a small lawned garden to the front with a double driveway with pathway access to the property while to the rear is a fantastic garden with lawn, patio, pergola, south facing and fenced boundaries.

ON THE GROUND FLOOR

Hallway

6'4" x 7'1" (1.92m x 2.17m)

Living Room

14'1" x 12'2" (4.30m x 3.70m)

Kitchen/Dining Room

10'2" x 15'5" (3.10m x 4.70m)

WC

En-suite

6'1" x 7'1" (1.86m x 2.17m)

Bedroom

8'1" x 9'3" (2.47m x 2.82m)

Bedroom

8'1" x 5'10" (2.47m x 1.78m)

Bathroom

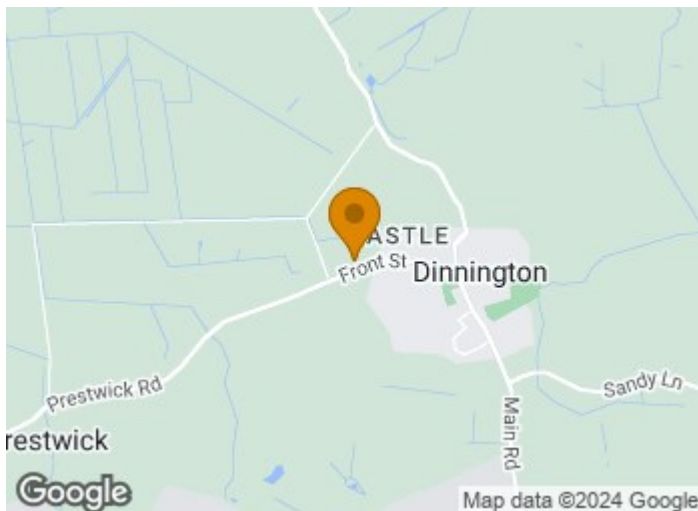
6'4" x 6'4" (1.93m x 1.93m)

ON THE FIRST FLOOR

Bedroom

9'7" x 12'2" (2.91m x 3.70m)

Disclaimer



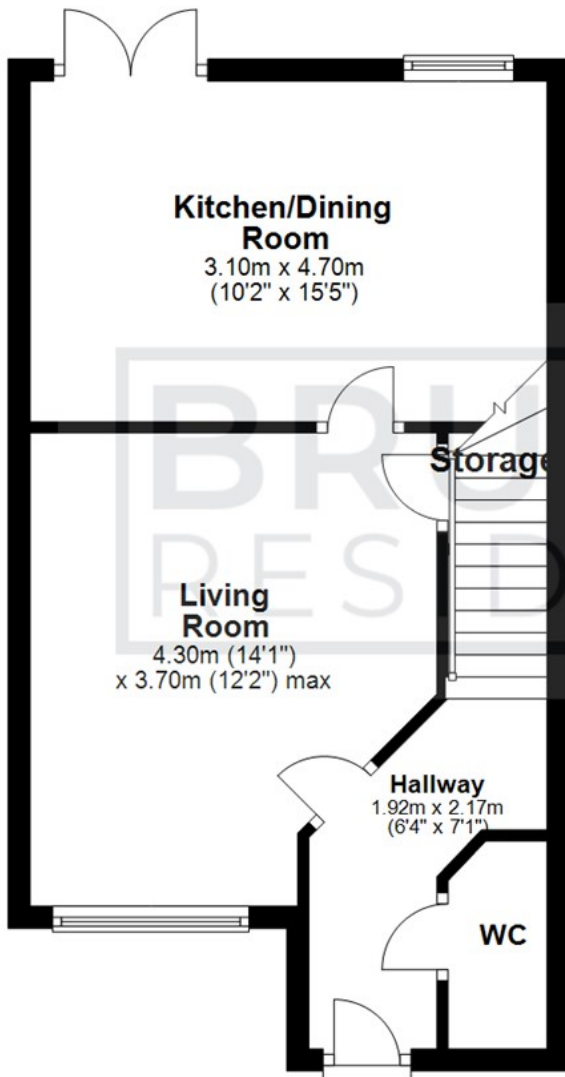
- THREE BEDROOM
- SOUGHT AFTER LOCATION
- SOUTH FACING GARDEN
- SEMI-DETACHED
- OFF-STREET PARKING
- GREAT CONDITION
- EXCELLENT REAR GARDEN



Floor Plan

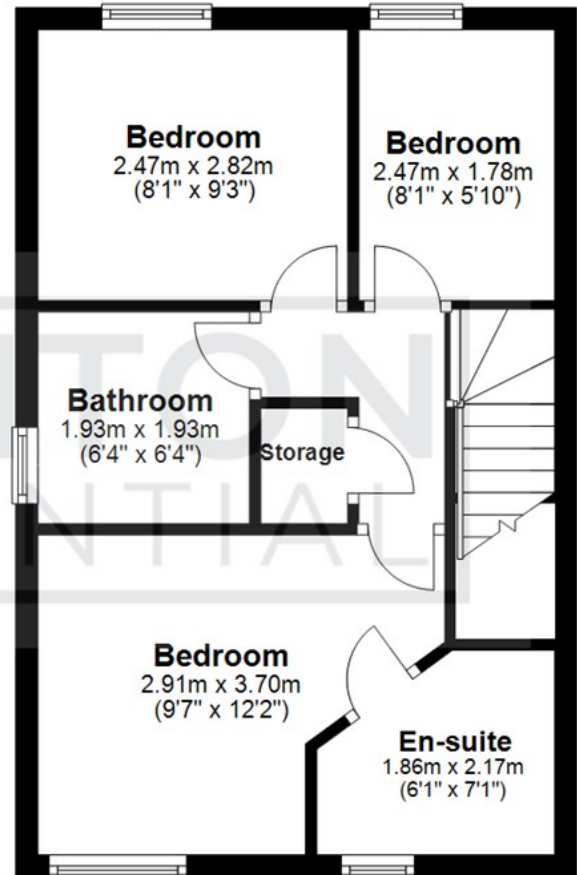
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.4 sq. feet)



Total area: approx. 73.3 sq. metres (789.1 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	93		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	