



Moorway Drive | Dumpling Hall | NE15 7RF

£224,995



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Lovely Semi Detached Family

Utility Area/Games room

Three Bedrooms

Bathroom/W.C

Cloakroom/W.C

Modern Kitchen

Spacious Lounge/Dining room

Front and rear gardens

RMS | Rook
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Located on Moorway Drive in Dumpling Hall is this semi detached family home which is presented in good condition, offering well-planned accommodation suited to families. The property includes an entrance porch, hall, lounge/dining room, modern fitted kitchen, cloakroom/W.C and utility room/games room.

The first floor offers three bedrooms, one including fitted wardrobes. There is also a four-piece family bathroom/W.C. Externally there are front and rear gardens. The front is mainly block paved providing off street parking for multiple vehicles. The rear offers an enclosed low maintenance garden with paving and artificial lawn.

The house is well positioned for local amenities, with everyday shopping, supermarkets, and services available within a short distance in the surrounding West Newcastle area. Families will appreciate the choice of nearby schools, including primary and secondary options within a reasonable catchment, making the location convenient for school runs.

Public transport links are accessible, with regular bus routes connecting to Newcastle city Centre and surrounding districts.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall

Double glazed windows, laminate flooring and door leading to hall

Hall

Stairs to first floor and a central heating radiator.

Open plan Lounge/Dining room 23' 11" x 12' 0" (7.28m x 3.65m)

Double glazed window to the front, feature fire place, television point, central heating radiator and double glazing sliding door to the rear.

Kitchen 15' 3" Max x 8' 8" plus recess (4.64m x 2.64m)

Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl sink with mixer tap and drainer, integrated eye level oven, hob with extractor hood over, double glazed window to the rear, recessed downlights and door leading to the rear garden.

Utility/Games room 8' 2" Max x 7' 3" plus recess (2.49m x 2.21m)

Laminate flooring, plumbing for an automatic washing machine, recessed spotlights.

Cloakroom/W.C

Low level W.C with concealed cistern and vanity wash hand basin, chrome heated towel rail, recessed spotlights, and tiled flooring.

Landing

Double glazed window and loft access.

Bedroom One 11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed window to the rear and a central heating radiator.

Bedroom Two 11' 11" x 10' 4" plus wardrobes (3.63m x 3.15m)

Double glazed window to the front, fitted wardrobes and a central heating radiator.

Bedroom Three 8' 3" x 8' 2" (2.51m x 2.49m)

Double glazed window to the front and a central heating radiator.

Bathroom/W.C

Fitted with a four-piece bathroom suite comprising low level W.C with concealed cistern, vanity wash hand basin, panel bath with mixer taps and shower attachment, walk in shower cubicle, heated towel rail, airing cupboard, tiled walls, and flooring and two double glazed windows.

Externally

Front Garden

Artificial lawn and block paved driveway providing parking for multiple vehicles.

Rear Garden

Enclosed rear garden with is mainly paved with artificial lawn area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

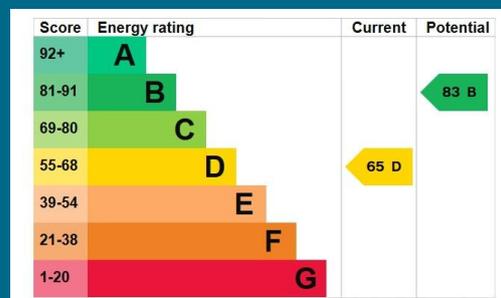
Confirmation should be sought from a conveyancer as to its effect on the property, if any

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC: D

COUNCIL TAX: C

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