



The High Gate Kenton

An attractive traditional semi detached house occupying a pleasant cul-de-sac position with lovely southerly facing garden to the rear. The property is ideally suited for a growing family and is well positioned for access to local shops, schools, amenities and transport links. The property comprises entrance hallway with staircase leading to the first floor. There is a front facing dining room with sitting room to the rear providing access to the conservatory. There is also a breakfast room which provides access to the kitchen. To the first floor are three good sized bedrooms two of which benefit from fitted wardrobes. There is also a modern shower room with walk-in shower. Externally to the rear is a pleasant southerly facing garden with block paved driveway leading to an attached garage. Additional features include gas fired central heating and UPVC double glazing.

Offers In The Region Of **£260,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, cloaks cupboard, double radiator.

DINING ROOM 14'7 x 12'5 (into alcove) (4.45 x 3.78m)

Double glazed window to front, fitted gas fire, picture rail, coving to ceiling, ceiling rose.



SITTING ROOM 14'1 x 12'5 (into alcove) (4.29 x 3.78m)

Fitted gas fire, back boiler, double glazed patio door to conservatory, radiator.

BREAKFAST ROOM 8'4 x 6'11 (2.54 x 2.11m)

Double glazed window to front, understairs cupboard, radiator.

CONSERVATORY

Double glazed windows to rear and side, double glazed door, tiled floor.



KITCHEN 9'2 x 9'5 (2.79 x 2.87m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in AEG electric oven, built in electric hob, space for automatic washer, tiled walls, tiled floor, door to garage, double glazed window to rear, double glazed door to rear.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 14'8 x 8'11 (to wardrobes) (4.47 x 2.72m)

Double glazed window to front, fitted wardrobes, picture rail, radiator.

BEDROOM TWO 14'11 (into bay) x 9'5 (to wardrobe) (4.47 x 2.87m)

Double glazed bay window to rear, fitted wardrobes, picture rail.

BEDROOM 8'2 x 9'2 (2.49 x 2.79m)

Double glazed window to front, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

SHOWER ROOM/W.C.

Walk-in double shower, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed frosted window to side and rear.

FRONT GARDEN

Mainly gravelled, block paved driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, southerly facing.

GARAGE

Attached, electronically operated roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: No

Mobile Signal Black Spot: No

Parking: Driveway

TENURE

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

COUNCIL TAX BAND: C

EPC RATING: D

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