



Westwood Gardens Kenton

- Semi detached
- Three bedrooms
- Utility
- Two large reception rooms
- Lovely gardens
- Local shops, schools, and amenities nearby

Offers Over **£ 265,000**

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ROOK
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SAYER

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Westwood Gardens, Kenton

A traditional three bedroom semi detached house located within this popular residential street just off Kenton Lane. The property offers generous accommodation together with lovely gardens, driveway, and attached garage. It also benefits from UPVC double glazing and upgraded gas fired central heating. There are frequent transport links nearby as well as local shops, schools, and amenities. Central Gosforth and the A1 motorway are a short distance away.

Briefly comprising entrance porch leading to the reception hallway. There are two large reception rooms both with bay windows and a fully fitted kitchen. There is also a utility. To the first floor are three bedrooms a family bathroom with shower and a separate WC. Externally to the is a lovely well-maintained garden with driveway to the front leading to an attached garage.

ENTRANCE DOOR ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Staircase to first floor, understairs cupboard, panelled walls, double radiator.

LOUNGE 17'6 (into bay) x 12'2 (into alcove) (5.33 x 3.71m)

Double glazed bay window to rear, laminate flooring, panelled walls, double glazed door, radiator, feature fireplace.

DINING ROOM 15'5 (into bay) x 12'4 (into alcove) (4.70 x 3.76m)

Double glazed bay window to front, coving to ceiling.

KITCHEN 9'7 x 9'1 (2.92 x 2.77m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, tiled floor, radiator, double glazed window to rear.

UTILITY

Space for automatic washer, combination boiler, door to garage, double glaze door to rear.

HALF LANDING

Double glazed window,

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 15'3 x 12'2 (into alcove) (4.65 x 3.71m)

Double glazed bay window to front, radiator.

BEDROOM TWO 17'0 (into bay) x 10'1 (to wardrobes) (5.18 x 3.07m)

Double glazed bay window to rear, fitted wardrobes, mirror fronted sliding doors, radiator.

BEDROOM THREE 11'5 x 7'0 (3.48 x 2.13m)

Double glazed bay window to front, radiator.

BATHROOM/W.C.

Two piece suite comprising: panelled bath with shower over, pedestal wash hand basin, tiled walls, double glazed frosted windows to rear.

SEPARATE W.C.

Low level WC, double glazed frosted window.

FRONT GARDEN

Mainly gravelled, driveway.

REAR GARDEN

Laid mainly to lawn, gravelled area, flower, tree and shrub borders, fenced boundaries.

GARAGE

Attached, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

GS00014901.DJ.PC.05.03.24.V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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16 Branches across the North-East



Westwood Gardens, Kenton



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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