



Kenton Road North Shields

An excellent spot on this popular street, close to local schools, bus routes, shops and easily commutable for the A1058 City Centre, A19 North and South and the Silverlink. This lovely family home has a delightful side aspect and is set off the main drive. Spacious entrance hall, downstairs cloaks/w.c., the lounge is light and airy and opens through to the dining area, family kitchen, three spacious bedrooms to the first floor, two with fitted wardrobes, stylish and modern re-fitted shower room, combination boiler, double glazing, private rear patio garden with brick, built storage, front garden area. No onward chain. Freehold, Council Tax Band: A, EPC: D, Gas, Electric, Water, Sewerage: Mains, Broadband: Fibre, Mobile Blackspots: No

Mining: The property is not known to be on a coalfield and is unknown whether 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.

£120,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: spindle staircase to the first floor, radiator, dado rail, generous storage cupboard, door to:

DOWNSTAIRS CLOAKS/WC.: hand washbasin, low level w.c., storage cupboards housing meters, fully tiled walls, double glazed window

LOUNGE: (front): 14'0 x 11'7, (4.27m x 3.53m), a spacious, light and airy front room with feature brick fireplace and electric fire, radiator, double glazed window, bi-fold doors opening into:

DINING AREA: (rear): 11'7 x 8'8, (3.53m x 2.64m), radiator, double glazed window

KITCHEN: (rear): 8'8 x 8'4, (2.64m x 2.54m), family kitchen, incorporating a range of white base, wall and drawer units, roll edge worktops, electric cooker point, space for under-bench fridge and freezer, one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine, fully tiled walls, panelled ceiling with spotlights, double glazed door to rear garden, double glazed window, tiled floor

FIRST FLOOR LANDING AREA: large loft access, airing cupboard, door to:

SHOWER ROOM: (rear): contemporary re-fitted shower room, comprising of, walk in shower cubicle, electric shower, pedestal washbasin, low level w.c. with push button cistern, tiled walls, double glazed window, panelled shower area, radiator, panelled ceiling with spotlights, laminate flooring

BEDROOM ONE: (front): 13'8 x 8'8, including depth of fitted mirrored wardrobes, radiator, additional, large storage cupboard, double glazed window



BEDROOM TWO: (rear): 11'6 x 8'9, (3.51m x 2.67m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 8'5 x 8'6, (2.57m x 2.59m), radiator, double glazed window

EXTERNALLY: Private and enclosed rear patio garden, brick built storage, front garden area, gated and walled

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNAWARE

Mobile Signal Coverage Blackspot: NO

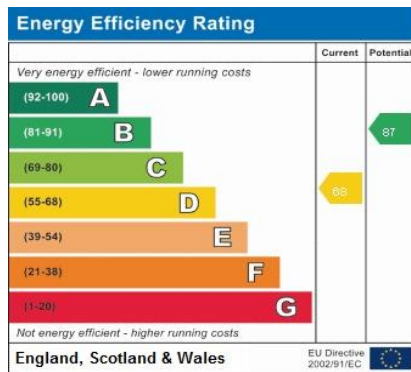
Parking: ON STREET

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: A

EPC RATING: D



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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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

