



## Main Road Kenton Bank Foot

This traditional bungalow benefits from no onward chain and an excellent location close to Bank Foot metro station. The property is accessed via a welcoming hallway which leads to a sizeable lounge with feature fireplace, a light and airy garden/dining room and a stylish modern kitchen. Completing the layout is an elegant bathroom and two double bedrooms. Externally there is a substantial enclosed garden, car port, patio area a driveway suitable for several vehicles. Kenton Bank Foot is a sought-after location with a range of shops, pubs, restaurants, transport links and amenities nearby. This bungalow also benefits from solar panels and solar water heating.

**Asking Price: £230,000**

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

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## ENTRANCE HALL

A double glazed entrance door opens to the hallway which has a radiator and access to boarded loft space via loft ladder with combi boiler and solar water system.

## LOUNGE 15'4" x 11'6" (4.67m x 3.51m)

A comfortable room with triple glazed window to the side, a beautiful feature fireplace and radiator.

## GARDEN ROOM/DINING ROOM 9'3" X 15'6" (2.83m X 4.72m)

This lovely room has double glazed French doors to the patio, a radiator and door to the kitchen.

## KITCHEN 15'8" x 6'2" (4.77m x 1.87m)

A stylish modern kitchen with sink unit inset, built in electric oven, gas hob, cooker hood, space for washing machine, space for a dishwasher, integrated microwave, tiled splash backs and radiator.

## BEDROOM ONE 12'8" x 12'6" (3.87m x 3.80m)

This room has a triple glazed window to the front and a radiator.

## BEDROOM TWO 8'6" x 10'10" (2.60m x 3.29m)

A lovely room with triple glazed windows to the front and side and a radiator.



**Externally** there is a substantial driveway and enclosed garden, laid to lawn with planted borders and a patio area.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

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**

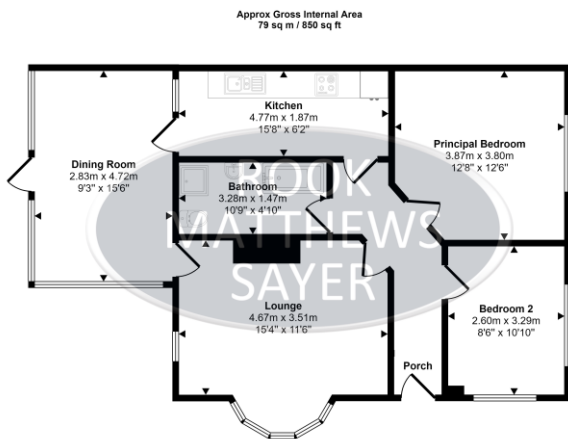
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: B**

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.

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