



Madron Close

Kenton

- An immaculate end link house
- 2 bedrooms
- Full width dining kitchen
- Allocated parking space
- Occupying a pleasant cul-de-sac position
- Close to shops, amenities and transport links

£ 140,000

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

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Madron Close, Kenton

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door.

W.C.

Low level WC, wash hand basin.

SITTING ROOM 13'1 x 11'1 (3.99 x 3.38m)

Double glazed window to front, staircase to first floor, radiator.

DINING KITCHEN 14'3 x 9'2 (4.34 x 2.79m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, space for automatic washer, understairs cupboard, double glazed French doors to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 11'1 x 14'1 (3.38 x 4.29m)

Double glazed window to front, built in cupboard, radiator, access to roof space.

BEDROOM TWO 11'1 x 7'10 (3.38 x 2.39m)

Double glazed window to rear, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, double glazed frosted window.

REAR GARDEN

Laid mainly to lawn, gated access, decked patio, allocated parking space to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes – No parking boats, caravans or mobile homes on site.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
155 years from 2015 (145 years remaining)
Ground Rent: £170.00 per annum - Review Period: every 25 years - Increase Amount: TBC
Service Charge: £120.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: B

GS00015512.DJ.PC.28.02.25.V.2

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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.

16 Branches across the North-East



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