



Rokeby Drive Kinton

A very well appointed double fronted semi detached house located within this popular residential road on the fringe of central Gosforth. The property benefits from a range of modern fixtures and fittings to include fully integrated kitchen, 4 piece bathroom suite, modern UPVC double glazing and gas fired central heating via boiler. It also benefits from a ground floor WC, driveway and single garage. The property is conveniently located close to Gosforth High Street with its range of shops, bars, restaurants and coffee shops. There are also frequent transport links nearby.

Briefly comprising entrance lobby leading to the reception hallway with panelled walls, WC and staircase leading to the first floor. There are 2 good size reception rooms together with modern fully fitted kitchen. To the first floor are 3 bedrooms 2 of which are doubles. There is also a 4 piece bathroom suite with step in shower. To the rear of the property is a paved courtyard with access to the garage. There is a driveway to the front.

Offers Over **£300,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



Rokeby Drive Kenton

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Part glazed entrance door.

RECEPTION HALL

Panelled walls, staircase to first floor with spindle banister.



W.C.

Low level WC, wash hand basin.

SITTING ROOM 17'0 (into bay) x 11'7 (5.18 x 3.53m)

Double glazed bay window to front with leaded top lights, feature fireplace, marble inset and hearth, coving to ceiling, ceiling rose, radiator.

DINING ROOM 15'1 (into bay) x 11'7 (4.60 x 3.53m)

Double glazed bay window with leaded top lights, feature fireplace, coving to ceiling, ceiling rose, radiator.

KITCHEN 16'8 (max) x 9'1 (max) (5.08 x 2.77m)

Fitted with a range of wall and base units, ceramic sink, built in double oven, built in gas hob, extractor hood, part tiled walls, tiled floor, splash back, double glazed window to rear, stable door to rear.



FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 16'10 (into bay) x 11'7 (5.13 x 3.53m)

Double glazed bay window to front, radiator.

BEDROOM TWO 15'3 (into bay) x 11'8 (4.65 x 3.56m)

Double glazed bay window to front, radiator.



BEDROOM THREE 9'8 x 8'3 (2.95 x 2.51m)

Double glazed window to rear, built in cupboard housing central heating boiler and hot water cylinder, radiator.

FAMILY BATHROOM

Four piece suite comprising panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC, tiled floor, double glazed frosted window.

FRONT GARDEN

Mainly paved, blocked paved driveway.

REAR COURTYARD

Gated access, door to garage.

GARAGE

Attached.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

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

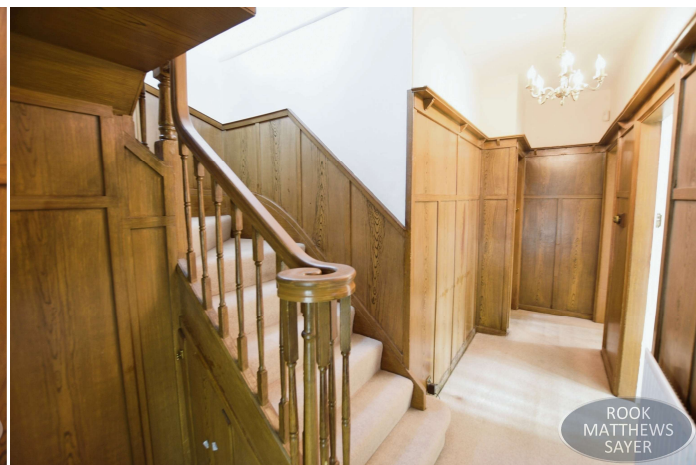
COUNCIL TAX BAND: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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

