



Kenton Crescent

Kenton

- Traditional semi detached house
- Ample off street parking
- Two bedrooms
- Modern fixtures and fittings
- Lovely gardens to front & rear
- Close to shops, amenities and transport links

Guide Price **£ 160,000**

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ROOK
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SAYER

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Kenton Crescent, Kenton

A very well appointed traditional 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 together with lovely gardens and ample off street parking. It is conveniently located close to shops, amenities and transport links as well as being a short distance to Gosforth High Street with its range of bars, restaurants and coffee shops.

Briefly comprising of a lounge, dining kitchen, two bedrooms, bathroom, separate WC, gardens to the front and rear.

ENTRANCE HALL

With double glazed entrance door, staircase to first floor and a radiator.

LOUNGE 15'0 x 11'0 plus alcove (4.57m x 3.35m)

With double glazed window, feature fireplace with marble inset & hearth, under stairs cupboard, coving to ceiling, cupboard housing combination boiler, partial glazed doors to the kitchen and a double radiator.

DINING KITCHEN 16'8 x 7'10 (5.08m x 2.3.9m)

Fitted with a range of wall & base units, single drainer sink unit, built in electric oven and gas hob with extractor hood over, space for automatic washing machine, tiled splash back, double glazed French doors, radiator, double glazed window to the rear and double glazed door to the side.

FIRST FLOOR LANDING

With double glazed window.

BEDROOM ONE 15'0 x 10'5 into alcove (4.57m x 3.18m)

With double glazed window to the front, coving to ceiling, access to fully boarded roof space via loft ladders, and a radiator.

BEDROOM TWO 12'3 x 8'0 (3.73m x 2.44m)

With double glazed window to the rear, and a radiator.

BATHROOM

Fitted with a white two piece suite comprising; panelled bath with shower over, pedestal wash hand basin, part tiled walls, convector fan, heated towel rail, extractor fan and double glazed frosted window.

SEPARATE W.C.

With low level w.c, wash hand basin and double glazed frosted window to the rear.

EXTERNALLY

The front garden is laid mainly to lawn with a block paved driveway. The garden to the rear is laid mainly to lawn with patio and fenced boundaries.

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: A

EPC RATING: D

GS00015571.DJ.PC.03.04.25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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.

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16 Branches across the North-East



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