



Whitgrave Road | Kenton | NE5 3XJ

Offers Over £195,000

A well appointed traditional semi detached house with generous westerly facing garden and ample off street parking. The property is well positioned for access to local schools, shops, amenities, frequent transport links and the A1 motorway. Briefly comprising to the ground floor entrance hallway, sitting room, dining kitchen and storage sheds. To the first floor are 3 good size bedrooms and a family bathroom with shower. Externally to the rear is a generous westerly facing garden with patio area with gravelled driveway to the front providing ample off street parking.

ROOK
MATTHEWS
SAYER



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Traditional semi detached

3 good size bedrooms

Family bathroom with shower

Ample off street parking

**Access to local schools, shops,
amenities, frequent transport
links**

**Generous westerly facing
garden**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, radiator.

LOUNGE 13'0 x 12'3 (3.96 x 3.73m)

Double glazed bay window, radiator.

DINING KITCHEN

Fitted with a range of wall and base units, 1 ½ bowl sink unit, double glazed French doors to rear, electric cooker point, space for automatic washer, door to storage shed, double glazed window to rear.

OUTHOUSE

Ample of storage.

FIRST FLOOR LANDING

Double glaze window, access to roof space, built in cupboard housing combination boiler.

BEDROOM ONE 11'3 x 11'0 (3.43 x 3.35m)

Double glazed window, radiator.

BEDROOM TWO 11'7 x 9'3 (3.53 x 2.82m)

Double glazed window, radiator.

BEDROOM THREE 8'3 x 8'1 (2.51 x 2.46m)

Double glazed window, built in cupboard, radiator.

FAMILY BATHROOM

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

FRONT

Gravelled driveway providing ample off street parking.

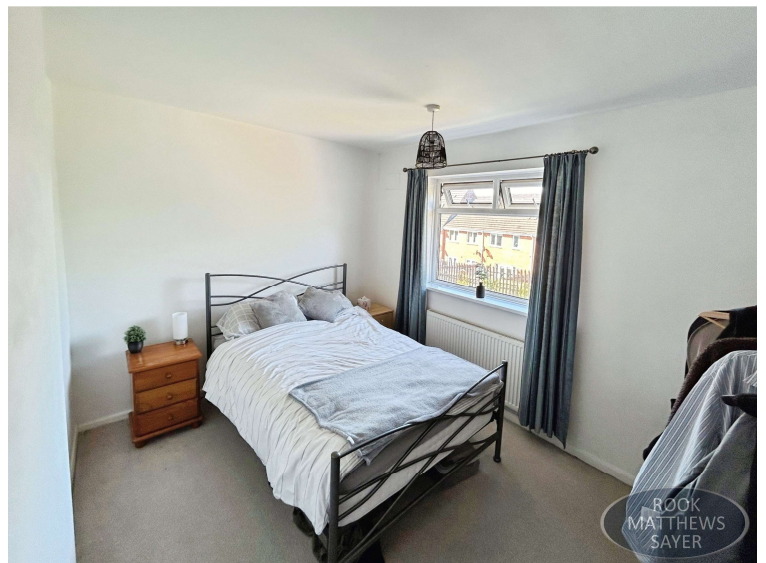
REAR GARDEN

Westerly facing, laid mainly to lawn, decked patio area.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level Access

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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



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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