



The Cross Way | Kenton | NE3 4LB

£320,000

A well appointed and extended traditional semi detached house ideally suited for a growing family. The property offers generous accommodation together with lovely garden, driveway and garage. It also benefits from a quality fitted bathroom suite, replacement UPVC windows and gas fired central heating. It is conveniently located close to local shops, amenities, schools and transport links as well as providing easy access into central Gosforth and the A1 motorway. Briefly comprising entrance porch leading to the inner hallway. There is a sitting room to the front with bay window together with open plan dining kitchen to the rear with French doors leading to the rear garden. There is also a utility which provides access to the garage. To the first floor are 4 good size bedrooms and a family bathroom with shower. There is a lovely garden to the rear with decked patio area with driveway to the front leading the garage.

ROOK
MATTHEWS
SAYER



4



1



1

Extended traditional semi detached house

4 good size bedrooms

Quality fitted bathroom suite

Utility

Open plan dining kitchen

**Close to local shops, amenities,
schools and transport links**

For any more information regarding the property please contact us today

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and sides.

ENTRANCE HALL

Leaded windows, staircase to first floor, double radiator.

SITTING ROOM 14'8 (into bay) x 12'10 (4.47 x 3.91m)

Double glazed bay window to front, feature fireplace, picture rail, coving to ceiling, double radiator.

DINING KITCHEN 19'6 (into alcove) x 13'9 (max) (5.94 x 4.19m)

Fitted with a range of wall and base units, built in double oven, built in electric hob, extractor hood, part tiled walls, built in cupboard, radiator, double glaze window to rear, feature fireplace, door to utility, double glazed French doors.

UTILITY

Wall and base units, space for automatic washer, door to rear, double glazed window to rear, door to garage.

BEDROOM ONE 16'6 x 11'5 (into alcove) (5.03 x 3.48m)

Double glazed bay window, fitted wardrobes, radiator.

BEDROOM TWO 12'4 x 11'5 (into alcove) (3.76 x 3.48m)

Double glaze window to rear, coving to ceiling, radiator.

BEDROOM THREE 17'3 x 9'5 into 5'9 (5.26 x 2.87m)

Double glazed window to front, two radiators.

BEDROOM FOUR 11'4 x 8'2 (3.45 x 2.49m)

Double glazed window to rear, built in cupboard, radiator.

FAMILY BATHROOM

Four piece suite comprising: panelled bath, walk-in double shower, wash hand basin with set in vanity unit, low level WC, tiled splash back, heated towel rail, double glazed frosted window.

FRONT GARDEN

Paved driveway, gravelled area.

REAR GARDEN

Laid mainly to lawn, decked patio area, planted borders, fenced boundaries.

GARAGE

Integral, combination boiler, double timber doors, light and power points.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



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: TBC

GS00015147.DJ.PC.17.06.25.V.1



T: 0191 284 7999

gosforth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



WAITING ON EPC RATING

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.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

