

# Bygate Close | Kenton | NE3 4UB

# Offers Over £155,000

Viewing comes recommended on this immaculate mid terrace house with southerly facing garden. The property is ideally suited for a first time buyer and has been fully refurbished to include fully integrated kitchen, replacement bathroom suite with step in shower, modern UPVC double glazing and gas fired central heating via combination boiler. There is a generous southerly facing garden to the rear with raised decked patio area and fully paved garden to the front.

The property comprises entrance hallway with stylish glass staircase leading to the first floor. There is a good size dual aspect sitting room together with quality fitted integrated kitchen with centre island. There is also a store which houses the central heating boiler. To the half landing is a WC with walk in cupboard to the first floor. There are 2 double bedrooms together with shower room with step in shower.





Immaculate mid terrace house

Two bedrooms

Good size dual aspect sitting room

**Fully refurbished** 

Fully integrated kitchen

Southerly facing garden

For any more information regarding the property please contact us today

# ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, laminate flooring, staircase to first floor, understairs cupboard, radiator.

# LOUNGE/DINING ROOM 20'6 x 13'0 (into alcove) (6.25 x 3.96m)

Double glazed window to rear, double glazed bay window to front, radiator.

# BREAKFAST KITCHEN 13'1 x 11'11 (3.99 x 3.63m)

Fitted with a range of wall and base units, built in electric oven and hob, tiled floor, tiled splash back, integrated fridge, freezer and washing machine, double window to rear, double glazed French doors.

#### **STORE**

UPVC door to front.

#### HALF LANDING

Double glazed window, WC.

#### **SEPARATE W.C.**

Low level WC, wash hand basin, vanity unit, part tiled walls, tiled floor, radiator, double glazed frosted window.

## FIRST FLOOR LANDING

Walk in cupboard with double glazed window.

#### BEDROOM ONE 11'10 x 11'6 (3.61 x 3.51m)

Double glazed window to front and rear, laminate flooring, radiator.

### BEDROOM TWO 11'11 x 9'9 (3.63 x 2.97m)

Double glazed window to rear, built in cupboard, access to roof space, laminate flooring, radiator.

#### **SHOWER ROOM**

Step in shower cubicle, wash hand basin with set in vanity unit, heated towel rail, double glazed frosted window to rear.

#### **FRONT GARDEN**

Mainly paved.

#### **REAR GARDEN**

Laid mainly to lawn, southerly facing, fenced boundaries, raised decked patio area.

















## PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

## **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

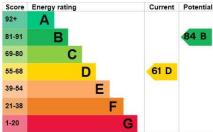
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