



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.

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**Immaculate mid terrace house**

**Fully refurbished**

**Two bedrooms**

**Fully integrated kitchen**

**Good size dual aspect sitting  
room**

**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.

**T: 0191 284 7999**

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### 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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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