



Ashover Road | Kenton | NE3 3GH

£235,000



3



2



2

Modern end link house

Three bedrooms

Ample off street parking

Two reception rooms

En suite to master bedroom

Access to local shops,
amenities, transport links and
schools

ROOK
MATTHEWS
SAYER

An opportunity to purchase this modern three bedroom end link house benefitting from a superb kitchen extension incorporating a range of quality fitted units with granite work surfaces, underfloor heating, and Velux windows. Additional key features include ground floor WC, two reception rooms, en suite to master bedroom, modern gas fired central heating via combination boiler and UPVC double glazing. There is also ample off street parking and private garden with enclosed decked patio area. The property is well positioned for access to the A1 motorway as well as local shops, amenities, transport links, and schools.

Briefly comprising entrance hallway, WC, dining room, sitting room, extended breakfasting kitchen with underfloor heating, two first floor bedrooms, quality fitted bathroom suite with shower, additional second floor bedroom with walk in wardrobe and en suite shower. There is a private garden to the rear with decked patio area together with block paved driveway to the front providing ample off street parking.

ENTRANCE HALL:

Staircase to first floor with spindle banister, understairs cupboard, tiled floor and radiator.

WC:

Wash hand basin with set in vanity unit, low level WC, extractor fan, tiled floor, and radiator.

SITTING ROOM: Approx 16'8 x 12'7 at max points (5.08m x 3.83m)
Double glazed window to rear, double glazed French door and radiator.

DINING ROOM: Approx 12'7 x 8'2 at max points (3.83m x 2.49m)
Double glazed window to front and radiator.

BREAKFAST KITCHEN: Approx 19'11 x 7'10 + recess (6.07m x 2.39m)

Fitted with a range of wall and base units with granite work surfaces, Belfast sink, built in double oven and gas hob, extractor hood, space for automatic washing machine, tiled floor with under floor heating, integrated dishwasher, wall mounted combi boiler, double glazed window to front and rear and double glazed stable door.

FIRST FLOOR LANDING:

Double glazed window to front, side and rear, built in cupboard, radiator and staircase to second floor with spindle banister.

BEDROOM 1: Approx 15'2 x 9'3 (4.62m x 2.81m)
Double glazed window to front and radiator.

BEDROOM 2: Approx 9'9 x 8'4 (2.98m x 2.54m)
Double glazed window to front and radiator.

BEDROOM 3: Approx 12'10 max x 11'17 (3.91m x 3.79m)
Double glazed dormer window, walk in cupboard and radiator.

EN SUITE:

White 3 piece suite comprising; Wash hand basin with set in vanity unit, step in shower cubicle, low level WC, tiled walls, tiled floor, heated towel rail, velux window and extractor fan.

FAMILY BATHROOM:

White 3 piece suite comprising; Corner bath with dual shower over, wash hand basin with set in vanity unit, tiled walls, low level WC, heated towel rail, tiled floor, and extractor fan. EXTERNAL: Block paved driveway to front. Garden to rear which is mainly paved with fenced boundaries and enclosed decked patio.

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: C

EPC RATING: C

GS00015754.DJ.PC.22.09.25.V.2

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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