



Mountfield Gardens | Kenton | NE3 3DB

## Offers Over £335,000

Viewing comes recommended on this immaculate traditional semi detached house located within this popular residential road just off Kenton Lane. The property is presented to the highest of standards and benefits from a range of quality fixtures and fittings throughout. Key features include a fabulous full width dining kitchen to the rear, lovely landscaped garden, ample off street parking, modern UPVC double glazing, gas fired central heating via combination boiler and a converted garage currently being used as an office. There are frequent transport links nearby as well as local shops, amenities and schools. Gosforth High Street is a short distance away.

Briefly comprising entrance hallway with cloaks cupboard and staircase leading to the first floor. There is a cosy sitting room to the front with bay window together with full width dining kitchen to the rear with French doors leading to the rear garden. There are also a utility and a garage conversion which is currently being used as an office. To the first floor are 3 bedrooms all with bay windows. There is also a family bathroom with shower together with a separate WC. Externally to the rear is a lovely landscaped garden with gravelled driveway to the front providing ample off street parking.

ROOK  
MATTHEWS  
SAYER



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**Traditional semi detached house**

**3 bedrooms**

**Lovely landscaped garden**

**Full width dining kitchen**

**Office and utility room**

**Ample off street parking**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Composite entrance door, double glazed window, staircase to first floor with spindle banister, radiator, laminate flooring.

**SITTING ROOM 15'4 (into bay) x 12'11 (into alcove)  
(4.67 x 3.94m)**

Double glazed bay window to front, living flame effect gas fire, coving to ceiling.

**OFFICE (FORMERLY GARAGE) 8'1 x 7'1 (2.46 x 2.16m)**

Large storage cupboard housing combination boiler, laminate flooring, radiator.

**DINING KITCHEN 20'6 x 15'9 (into bay) (6.25 x 4.80m)**

Fitted with a range of wall and base units, double glazed sink unit, built in double oven, built in gas hob, integrated dishwasher, feature fireplace, tiled splash back, radiator, double glazed window, laminate flooring, double glazed bay window.

**UTILITY 9'0 x 7'3 (2.74 x 2.21m)**

Door to office, space for washing machine, double glazed window to rear, double glazed door to rear.

**HALF LANDING**

Double glazed stained glass window.

**FIRST FLOOR LANDING**

Access to roof space via loft ladder with partially boarded loft space.

**BEDROOM ONE 16'7 (into bay) x 12'5 (into alcove)  
(5.05 x 3.78m)**

Double glazed bay window to front, feature fireplace, stripped and polished flooring.

**BEDROOM TWO 15'6 (into bay) x 12'5 (4.72 x 3.78m)**

Double glazed bay window to rear with elevated views over the allotments, radiator.

**BEDROOM THREE 10'11 (into bay) x 7'10 (3.33 x 2.39m)**

Double glazed bay window to front, radiator.

**FAMILY BATHROOM**

Panelled bath with shower over, wash hand basin with set in vanity units, tiled walls, heated towel rail, extractor fan, double glazed frosted window.

**SEPARATE W.C.**

Low level WC, part tiled walls, double glazed frosted window.

**FRONT GARDEN**

Gravelled driveway to front.

**REAR GARDEN**

Laid mainly to lawn, paved area, fenced boundaries, decked patio area, garden shed.

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### 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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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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