



Bodley Close | Kenton | NE3 3SF

Offers Over £150,000

A very well appointed 3 bedroom town house offering generous and versatile accommodation over three floors boasting in excess 1800 sq mtr floor area. The property benefits from a generous southerly facing garden to the rear together with ample off street parking and good size garage. It also features a ground floor WC and balcony to the first floor. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway leading to an inner reception area. There is a ground floor WC together with a utility which provides access to the garage. To the first floor is a fully width sitting room with balcony overlooking the rear garden. There is also a good size breakfasting kitchen. To the second floor are 3 bedrooms together with a modern 3 piece bathroom suite with shower. Externally to the rear is a large southerly facing garden with patio area with driveway to the front providing ample off street parking. This leads to an integrated garage with up and over door. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

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Well appointed town house

1800 sq mtr floor area

3 bedrooms

Good size breakfasting kitchen

Balcony to the first floor

Generous southerly facing garden

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

RECEPTION HALL

Double glazed window, double glazed door to front and rear, staircase to first floor, radiator.

W.C.

Double glazed window, low level WC, wash hand basin, tiled floor, radiator.

UTILITY 9'4 x 7'11 (2.84 x 2.41m)

Sink unit, space for washing machine, door to garage, radiator.

FIRST FLOOR LANDING

Doors off to: sitting room and kitchen. Double glazed window, radiator, staircase to 2nd floor with spindle banister.

SITTING ROOM 17'1 x 12'8 (L-shaped) (5.21 x 3.86m)

Double glazed window, living flame effect gas fire, picture rail, double glazed French door to balcony.

BREAKFAST KITCHEN 10'7 x 12'8 (plus alcove) (3.23 x 3.86m)

Single drainer sink unit, built in double oven, built in gas hob, extractor hood, tiled splash back, wall mounted combination boiler, radiator, double glazed window, integrated dishwasher.

SECOND FLOOR LANDING

Doors off to: bathroom, bedroom 1,2 and 3. Built in cupboard.

BEDROOM ONE 13'11 (into recess) x 10'7 (4.24 x 3.23m)

Double glazed window, radiator.

BEDROOM TWO 12'7 (into recess) x 10'6 (max) (3.84 x 3.20m)

Double glazed window, radiator.

BEDROOM THREE 8'5 (plus doorway) x 6'2 (2.57 x 1.88m)

Double glazed window, built in cupboard, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, tiled floor, double glazed frosted window to front.

FRONT GARDEN

Lawned area. Driveway.

REAR GARDEN

Laid mainly to lawn, patio, southerly facing.

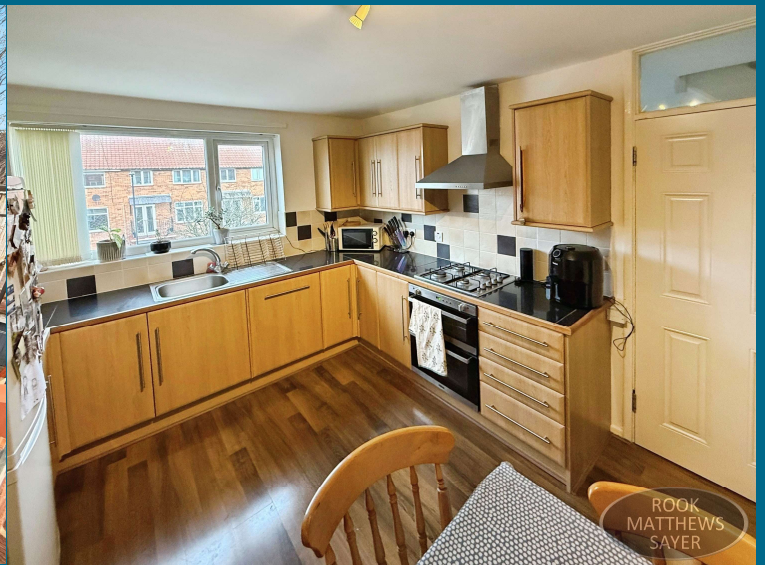
GARAGE 18'7 x 9'1 (5.66 x 2.77m)

Integral, up and over door, light and power points.

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.

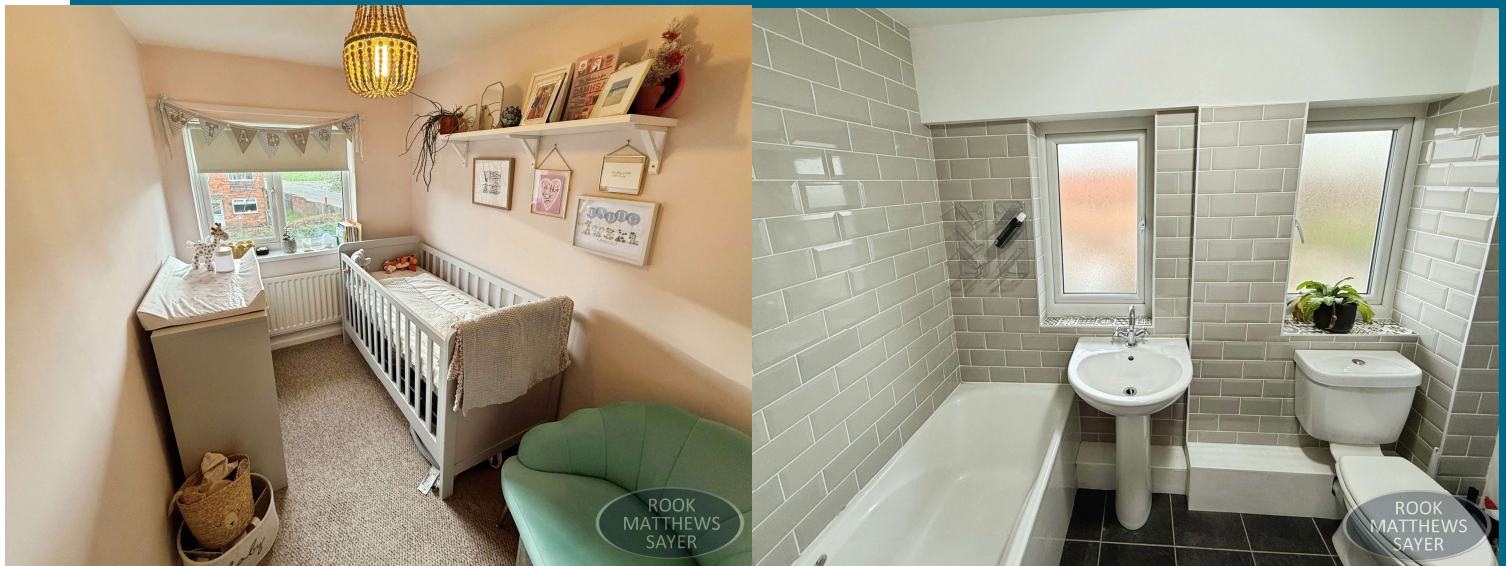
TENURE

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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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