



ROOK
MATTHEWS
SAYER

St. Buryan Crescent | Kenton | NE5 3XF

Offers Over £180,000

A traditional 3 bedroom semi detached house located occupying a pleasant position within this popular residential cul-de-sac. The property is ideally suited for a growing family and benefits from a southerly facing garden to the rear, ample off street parking and attached garage. It is well positioned for access to local schools, shops, amenities and transport links as well as being a short distance to the A1 motorway

The property comprises entrance porch leading the inner hallway with storage cupboard and staircase leading to the first floor. There is an open plan sitting room/dining room together with breakfasting kitchen with French doors leading to the rear garden. To the first floor are 3 bedrooms together with a family bathroom with shower. Externally to the rear is a private southerly facing garden with patio area with driveway to the front providing ample off street parking. This leads to an attached garage with up and over door. Additional features include gas fired central heating and UPVC double glazing.

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Semi detached house**3 bedrooms****Southerly facing garden****Ample off street parking****Popular residential cul-de-sac****Ideally suited for a growing family****For any more information regarding the property please contact us today****ENTRANCE DOOR LEADS TO:****ENTRANCE PORCH**

Double glazed entrance door.

ENTRANCE HALL

Staircase to first floor, understairs area, built in cupboard, radiator.

SITTING ROOM 14'0 x 11'6 (into alcove) (4.27 x 3.51m)

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

DINING ROOM 10'10 x 8'8 (3.30 x 2.64m)

Double glazed window to rear, laminate floor, radiator.

DINING KITCHEN 18'5 x 10'10 narrowing 9'3 (5.61 x 3.30-2.82m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, double glazed French door to rear garden, tiled splash back, radiator, double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder.

BEDROOM ONE 11'10 x 7'9 (to wardrobe) (3.61 x 2.36m)

Double glazed window to front, radiator.

BEDROOM TWO 10'8 x 8'11 (plus doorway) (3.25 x 2.72m)

Double glazed window to rear, built in cupboard housing combi boiler, radiator.

BEDROOM THREE 8'8 x 7'9 (to include bulkhead) (2.64 x 2.36m)

Double glazed window to front, built in cupboard, radiator.

FAMILY BATHROOM

Corner bath with shower over, pedestal wash hand basin, low level WC, tiled floor, radiator, double glazed frosted window to side and rear.

FRONT GARDEN

Laid mainly to lawn, driveway providing ample off street parking.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, southerly facing.

GARAGE

Attached, up and over door.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: None
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: B

EPC RATING: TBC

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WAITING ON EPC RATING

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 interest 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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