



RMS | Rook
Matthews
Sayer

Millfield Avenue | Montagu Estate | Kenton | NE3 4TA

£175,000

An immaculate 3 bedroom mid terrace house presented to the highest of standards and benefitting from a substantial landscaped garden to the rear. The property occupies a prime position with elevated views of the town moor. Internally there is a lovely sitting room to the front with bay window together with full width dining kitchen to the rear fitted with a range of quality wall and base units. There is also a utility and ground floor WC. To the first floor are 3 bedrooms 2 of which are doubles. There is also a modern 3 piece bathroom suite with shower. Externally to the rear is a lovely lawned garden with decked patio area and storage shed. There is a pleasant terraced garden to the front. Additional features include modern UPVC double glazing and gas fired central heating via combination boiler.

RMS | Rook
Matthews
Sayer



3



1



1

Immaculate mid terrace house

3 bedrooms

Substantial landscaped garden

Full width dining kitchen

Modern 3 piece bathroom suite

Elevated views of the town moor

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, Double glazed window, staircase to first floor with spindle banister, understairs cupboard, built-in cupboard, radiator, laminate flooring.

CLOAKROOM / W.C.

Double glazed window, low level WC, pedestal wash hand basin, extractor fan, radiator, laminate flooring.

SITTING ROOM 14'11" x 13'2" (into alcove) (4.55 x 4.01m)

Double glazed bay window to front, radiator, laminate flooring.

BREAKFAST KITCHEN 17'4" x 7'8" (5.28 x 2.34m)

Fitted with a range of wall and base units, 1½ bowl sink unit, built in double oven, built in induction hob, extractor hood, integrated dishwasher and fridge, wall mounted combination boiler, radiator, double glazed window to rear, double glazed door to utility, laminate flooring.

UTILITY

Sink unit, space for auto washer; double glazed window, double glazed door to rear, radiator, laminate flooring.

FIRST FLOOR LANDING

Access to roof space via loft ladder; built-in cupboard.

BEDROOM ONE 11'1" x 9'11" (to wardrobes) (3.38 x 3.02m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 12'5" x 8'4" (plus recess) (3.78 x 2.54m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'4" x 7'11" (to include bulkhead) (2.84 x 2.41m)

Double glazed window, built-in cupboard, radiator.

FAMILY BATHROOM

Panelled bath, wash hand basin; low level WC, part tiled walls, heated towel rail, extractor fan, double glazed frosted window to rear.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, hedged boundaries, fenced boundaries, decked patio area, storage shed.

TOWN GARDEN

Lawned area, gravelled area, flower, tree and shrub borders.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer

T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS Rook Matthews Sayer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains 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: TBC

GS00016194.DJ.PC.25.06.26.V.2



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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 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 relation to this property.

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.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer