



Thirston Way, Kenton

A traditional three bedroom end terrace house ideally suited for a first time buyer or investment opportunity.

The property benefits from a range of modern fixtures and fitting together with gas fired central heating via combination boiler and is conveniently located close to shops, amenities and transport links.

Offers in excess of £80,000

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ROOK
MATTHEWS
SAYER

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Thirston Way, Kenton

Newcastle upon Tyne, NE3 3EQ

ENTRANCE HALL

Part glazed entrance door, laminate flooring, staircase to first floor and a double radiator.

W.C

Window to the front, low level w.c and a wash hand basin.

LOUNGE 28'5 x 10'6 to 7'6 (8.66m x 3.20 to 2.29m)

Windows to the front and rear, double radiator, double glazed door and archway to dining room.

DINING ROOM 7'10 plus doorway x 5'8 (2.39m x 1.73m)

Window to the rear, built in cupboard and a radiator.

KITCHEN 12'4 x 7'5 (3.76m x 2.26m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, space for auto washer, tiled flooring, radiator and a double glazed window.

FIRST FLOOR LANDING

With built in cupboard and a combi boiler.

BEDROOM ONE 11'2 x 8'7 (3.40m x 2.62m)

Double glazed window to the rear, built in cupboard and a radiator.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	64	67	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the

The environmental impact rating is a measure of this home's impact on the environment in terms of

BEDROOM TWO 9'7 x 8'6 (2.92m x 2.59m)

Double glazed window to the front, built in cupboard and a radiator.

BEDROOM THREE 8'5 x 7'10 (2.57m x 2.39m)

Double glazed window to the rear and a radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, heated towel rail and a double glazed frosted window.

REAR GARDEN

Laid mainly to lawn with decked patio.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

-OR-

Tenure

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

GOS6460/DJ/GS/12.11.18/V.1

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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.

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