



RMS | Rook
Matthews
Sayer

Bowfell Avenue | Kenton | NE5 3XB

Offers Over £155,000



Immaculate mid terraced house

Fabulous 4 piece bathroom suite

2 double bedrooms

Pleasant cul-de-sac position

Southerly facing garden

**Frequent transport links
nearby**

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An immaculate 2 bedroom mid terraced house occupying a pleasant cul-de-sac position within this popular residential area. The property has undergone substantial renovation to offer a range of quality fixtures and fittings. It also benefits from a southerly facing garden to the rear with the addition of a versatile studio/office with lighting and power ideal for those who work from home. Additional features include a good size sitting room, large kitchen diner and utility. There are 2 double bedrooms to the first floor together with a fabulous 4 piece bathroom suite with separate shower. The property also comprises modern UPVC double glazing and gas fired central heating via combination boiler. There are frequent transport links nearby as well as local shops and amenities. The A1 motorway is a short distance away.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Staircase to first floor with spindle banister, understairs cupboard, radiator, laminate flooring.

SITTING ROOM 20'3 x 13'0 (max) narrowing to 9'6 (6.17 x 3.96m)

Double glazed window to front and rear, radiator.

DINING KITCHEN 13'5 x 11'11 (4.09 x 3.63m)

Fitted with a range of wall and base units, double glazed French doors, built in electric oven, built in induction hob, laminate flooring, radiator, double glazed window to rear.

UTILITY 6'5 x 6'5 (1.96 x 1.96m)

Space for washing machine.

HALF LANDING

Double glazed window.

W.C.

Double glazed window, low level WC.

FIRST FLOOR LANDING

Walk-in cupboard housing combi boiler.

BEDROOM ONE 11'11 x 9'6 (3.63 x 2.90m)

Double glazed window to front and rear, fitted wardrobe with sliding doors, radiator.

BEDROOM TWO 11'11 x 8'2 (3.63 x 2.49m)

Double glazed window to rear, fitted wardrobes, radiator.

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.

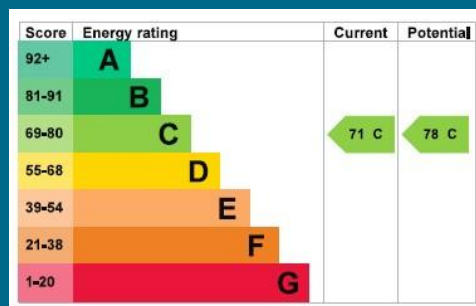
TENURE

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: C

GS00016160.DJ.PC.28.05.26.V.1





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