



Drummond Road | Kenton | NE3 4SS

£165,000



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**Traditional three-bedroom
semi-detached house**

Occupying a generous plot

Spacious south-facing garden

Ample off-street parking

**Access to frequent transport
links, local shops, amenities,
and schools**

**Ideally suited to a growing
family**

RMS | Rook
Matthews
Sayer

A traditional three-bedroom semi-detached house occupying a generous plot, with a spacious south-facing garden to the rear and ample off-street parking to the front.

The property is ideally suited to a growing family and benefits from a ground floor WC, uPVC double glazing, and gas-fired central heating via a combination boiler. It is well positioned for access to frequent transport links, local shops, amenities, and schools.

The accommodation briefly comprises entrance porch, reception hallway, sitting room, dining room, kitchen, utility room, and ground floor WC. To the first floor there are three bedrooms and a family bathroom. Externally, the property enjoys a generous south-facing rear garden and ample off-street parking to the front.

ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door, double glazed window to front and side.

ENTRANCE HALL

Staircase to first floor, understairs cupboard, radiator.

W.C.

Double glazed window, low level WC, wash hand basin.

SITTING ROOM 16'0 x 11'10 (into alcove) (4.88 x 3.61m)

Double glazed window to rear, feature fireplace.

DINING ROOM 11'4 x 8'5 (3.45 x 2.57m)

Double glazed windows to front and side, cupboard housing combi boiler, radiator.

KITCHEN 10'11 x 10'0 (3.33 x 3.05m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, gas cooker point, double glazed window to rear, double glazed door to rear.

UTILITY 8'3 x 4'11 (2.51 x 1.50m)

Wall and base units, sink unit, double glazed window.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 11'9 (to alcove) x 9'3 (to wardrobes) (3.58 x 2.82m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM TWO 11'0 x 9'9 (3.35 x 2.97m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'6 x 7'6 (2.90 x 2.29m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath, wash hand basin, low level WC, tiled walls, heated towel rail, double glazed frosted window.

FRONT GARDEN

Paved driveway.

REAR GARDEN

laid mainly to lawn, fenced boundaries, gated access, southerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

GS00016216.DJ.PC.13.08.26.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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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