



Whitgrave Road | Kenton | NE5 3XJ

£135,000



Traditional mid-link house

Two double bedrooms

Southerly-facing rear garden

UPVC double glazing

**Easy access to local shops,
amenities, and frequent
transport links**

**Ideally suited to a first-time
buyer**

RMS | Rook
Matthews
Sayer

Viewing is highly recommended on this very well-appointed traditional mid-link house, ideally suited to a first-time buyer. The property benefits from a range of modern fixtures and fittings, together with two double bedrooms, a southerly-facing rear garden, uPVC double glazing, and gas-fired central heating. It is well positioned for easy access to local shops, amenities, and frequent transport links.

Briefly comprising an entrance hallway, a generous dual-aspect sitting room, a fully modernised breakfast kitchen with a store room, and a rear porch. To the first floor are two double bedrooms, together with a family bathroom and separate WC. Externally, there is a good-sized southerly-facing garden to the rear.

ENTRANCE HALL

Staircase to first floor, understairs cupboard.

SITTING ROOM 20'1 x 12'10 (6.12 x 3.91m)

Double glazed window to front and rear, fireplace, dado rail, coving to ceiling, radiator.

BREAKFAST KITCHEN 13'2 x 11'11 (4.01 x 3.63m)

Fitted with a range of wall and base units, bowl sink unit, built in electric oven, built in electric hob, extractor hood, door to rear porch, radiator, double glazed window to rear.

FIRST FLOOR LANDING

Built in cupboard.

BEDROOM ONE 11'7 x 11'3 (3.53 x 3.43m)

Double glazed windows to front and side, radiator.

BEDROOM TWO 11'8 x 9'7 (3.56 x 2.92m)

Double glazed window, radiator.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, radiator, double glazed frosted window.

SEPARATE WC

Low level WC, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn, southerly facing.

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.

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: D

GS00016336.DJ.PC.18/09/26.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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.

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

RMS | Rook Matthews Sayer