



The Riding Kenton

A superb fully modernised, remodelled and extended semi detached house located within this popular residential street just off Kenton Lane. The property offers ideal family accommodation and benefits from a range of quality fixtures and fittings throughout. Key features include ground floor WC, extended dining kitchen, two ground floor reception rooms, quality fitted bathroom suite with walk-in shower, private garden, ample off street parking, and attached garage. There is also the addition of UPVC double glazing, upgraded gas fired central heating and security alarm. There are frequent transport links nearby as well as local shops and schools. Gosforth High Street and the A1 motorway are close by.

Offers Over **£320,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



The Riding Kenton

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Part glazed entrance door, staircase to first floor.

W.C.

Low level WC, wash hand basin.



SITTING ROOM 13'8 x 12'0 (4.17 x 3.66m)

Double glazed bay window to front.

DINING AREA 12'2 x 8'3 (3.71 x 2.51m)

Double glazed windows, vaulted ceiling with Velux windows

FAMILY ROOM 10'4 x 7'10 (3.15 x 2.39m)

Double glazed window to rear, radiator, door to garage.



DINING KITCHEN 19'2 x 12'8 (5.84 x 3.86m)

Double glazed French door to rear, fitted with a range of high gloss wall and base units with centre island, built in electric oven, built in electric hob, extractor hood, integrated fridge, freezer, dishwasher and microwave, radiator, door to family room.

FIRST FLOOR LANDING

Access to a fully boarded loft space via loft ladder.

BEDROOM ONE 14'1 x 11'2 (4.29 x 3.40m)

Double glazed bay window to front, radiator.

BEDROOM TWO 12'2 x 11'2 (3.71 x 3.40m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'0 x 7'1 (2.44 x 2.16m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Free standing roll top bath, glass fronted walk-in shower, wash hand basin, set in vanity units, low level WC, tiled flooring with under floor heating, double glazed frosted windows.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FRONT GARDEN

Tarmac driveway to front.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

EPC RATING: C

GS00015025.DJ.PC.03.05.24.V.1





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.

16 Branches across the North-East

