



Skendleby Drive Kenton

A very well appointed 3 bedroom town house located within the popular Central Grange development just off Kenton Lane. The property benefits from a range of modern fixtures and fittings together with converted garage providing additional living space. It also features a ground floor WC, en suite to master bedroom, lovely garden to the rear and driveway to the front. It is well positioned close to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a ground floor WC together with a good size breakfasting kitchen with French doors leading to the rear garden. There is also a converted garage to the ground floor providing additional flexible accommodation. To the first floor is a large sitting room overlooking the rear garden together with a double bedroom. To the second floor are 2 further double bedrooms with en suite to master. There is also a family bathroom with shower. Externally to the rear is an enclosed westerly facing garden with patio area with driveway to the front providing off street parking. Additional features include gas fired central heating and UPVC double glazing.

Guide Price £190,000

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GROUND FLOOR

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, tiled floor, radiator.

W.C.

Low level WC, wash hand basin with set in vanity unit, tiled floor, extractor, heated towel rail.

FAMILY ROOM/DINING ROOM 16'4 x 7'11 (4.98 x 2.41m)

Double glazed window to front, laminate flooring, Coving to ceiling, radiator.



BREAKFAST KITCHEN 14'8 x 12'4 (4.47 x 3.76m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in ceramic hob, extractor hood, space for washer, space for dishwasher, tiled floor, tiled splash back, built in cupboard housing hot water cylinder, wall mounted central heating boiler, radiator, double glazed window to rear, double glazed French doors to rear, radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window, staircase to 2nd floor with spindle banister.

SITTING ROOM 14'9 x 13'0

Double glazed windows to rear, laminate flooring, two radiators.

BEDROOM THREE 16'2 x 8'2 (4.93 x 2.49m)

Double glazed window to front, radiator.

SECOND FLOOR

SECOND FLOOR LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 13'0 (to wardrobes) x 8'7 (3.96 x 2.62m)

Double glazed window to front, fitted wardrobes, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EN SUITE SHOWER ROOM

Three piece suite consisting of a step in shower cubicle, pedestal wash hand basin, low level WC, double glazed frosted window to front, extractor fan, radiator.

BEDROOM TWO 14'2 x 8'6 (4.32 x 2.59m)

Double glazed window to rear, radiator.

BATHROOM/W.C.

Three piece suite consisting of a panelled bath with shower over, pedestal hand wash basin, low level WC, tiled splash back, radiator, double glazed frosted window.

EXERNAL

FRONT GARDEN

Paved walk way to front with driveway.

REAR GARDEN

Lawned area, patio, fenced boundaries, two garden sheds.

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

Management Charge: £180 per annum - Review Period: TBC -

Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: C

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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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