



## Skendleby Drive Kenton

- Modern end link house
- Central Grange development
- Access to local, shops, amenities and transport links
- 3 bedrooms
- Private garden to the rear
- Ideally suited for a first time buyer

Guide Price **£ 165,000**

0191 284 7999  
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

# Skendleby Drive, Kenton

A well appointed modern 3 bedroom end link house located within the popular Central Grange development just off Kenton Lane. The property is ideally suited for a first time buyer and benefits from a ground floor WC, private garden to the rear, driveway, gas fired central heating and UPVC double glazing. The property is well positioned for access to local, shops, amenities and transport links as well as being a short distance to the A1 motorway.

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator.

### W.C.

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

### SITTING ROOM 14'7 x 14'10 (4.45 x 4.52m)

Double glazed window to rear, laminate floor, double glazed French door, radiator.

### BREAKFAST KITCHEN 10'1 x 7'6 (3.07 x 2.29m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, space for automatic dishwasher, laminate flooring, tiled splash back, wall mounted central heating boiler, radiator, double glazed window.

### FIRST FLOOR LANDING

Radiator.

### BEDROOM ONE 13'7 x 7'12 (4.14 x 2.44m)

Double glazed window to front, radiator.

### BEDROOM TWO 11'5 x 7'12 (3.48 x 2.44m)

Double glazed window, radiator.

### BEDROOM THREE 8'1 x 6'5 (2.46 x 1.96m)

Double glazed window, radiator.

### FAMILY BATHROOM

Three piece suite comprising: panalled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, double glazed frosted window.

### FRONT GARDEN

Lawned area, driveway.

### REAR GARDEN

Fenced boundaries, gated access.

## 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  
Service Charge: £118 per annum - Review Period: TBC - Increase Amount: TBC

## COUNCIL TAX BAND: B

## EPC RATING: C

GS00015272.DJ.PC.27.09.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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



# Skendleby Drive, Kenton



**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

