



The Cross Way | Kenton | NE3 4LB

**£320,000**

A well appointed and extended traditional semi detached house ideally suited for a growing family. The property offers generous accommodation together with lovely garden, driveway and garage. It also benefits from a quality fitted bathroom suite, replacement UPVC windows and gas fired central heating. It is conveniently located close to local shops, amenities, schools and transport links as well as providing easy access into central Gosforth and the A1 motorway. Briefly comprising entrance porch leading to the inner hallway. There is a sitting room to the front with bay window together with open plan dining kitchen to the rear with French doors leading to the rear garden. There is also a utility which provides access to the garage. To the first floor are 4 good size bedrooms and a family bathroom with shower. There is a lovely garden to the rear with decked patio area with driveway to the front leading the garage.

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**Extended traditional semi detached house**

**4 good size bedrooms**

**Quality fitted bathroom suite**

**Utility**

**Open plan dining kitchen**

**Close to local shops, amenities,  
schools and transport links**

**For any more information regarding the property please contact us today**

#### **ENTRANCE PORCH**

Double glazed entrance door, double glazed windows to front and sides.

#### **ENTRANCE HALL**

Leaded windows, staircase to first floor, double radiator.

#### **SITTING ROOM 14'8 (into bay) x 12'10 (4.47 x 3.91m)**

Double glazed bay window to front, feature fireplace, picture rail, coving to ceiling, double radiator.

#### **DINING KITCHEN 19'6 (into alcove) x 13'9 (max) (5.94 x 4.19m)**

Fitted with a range of wall and base units, built in double oven, built in electric hob, extractor hood, part tiled walls, built in cupboard, radiator, double glaze window to rear, feature fireplace, door to utility, double glazed French doors.

#### **UTILITY**

Wall and base units, space for automatic washer, door to rear, double glazed window to rear, door to garage.

#### **BEDROOM ONE 16'6 x 11'5 (into alcove) (5.03 x 3.48m)**

Double glazed bay window, fitted wardrobes, radiator.

#### **BEDROOM TWO 12'4 x 11'5 (into alcove) (3.76 x 3.48m)**

Double glaze window to rear, coving to ceiling, radiator.

#### **BEDROOM THREE 17'3 x 9'5 into 5'9 (5.26 x 2.87m)**

Double glazed window to front, two radiators.

#### **BEDROOM FOUR 11'4 x 8'2 (3.45 x 2.49m)**

Double glazed window to rear, built in cupboard, radiator.

#### **FAMILY BATHROOM**

Four piece suite comprising: panelled bath, walk-in double shower, wash hand basin with set in vanity unit, low level WC, tiled splash back, heated towel rail, double glazed frosted window.

#### **FRONT GARDEN**

Paved driveway, gravelled area.

#### **REAR GARDEN**

Laid mainly to lawn, decked patio area, planted borders, fenced boundaries.

#### **GARAGE**

Integral, combination boiler, double timber doors, light and power points.

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

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.

### 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: D**

**EPC RATING: TBC**

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WAITING ON EPC RATING

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