



Wyndham Avenue | Kenton | NE3 4QE

**£230,000**

A well appointed purpose built 4 bedroom semi detached house with westerly facing garden and ground floor WC. The property is ideally suited for a growing family and benefits from a range of modern fixtures and fittings together with UPVC double glazing and gas fired central heating. It is well positioned for access to shops, amenities, transport links as well as local schools.

Briefly comprising entrance hallway, sitting room, dining room, fully fitted kitchen, utility, and ground floor WC. To the first floor are 4 bedrooms and a family bathroom with shower. Externally to the rear is a generous westerly facing garden with patio area. There is a lawned garden to the front and side with hedged boundaries.

ROOK  
MATTHEWS  
SAYER



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**Semi detached house**

**2 reception rooms**

**4 bedrooms**

**Fully fitted kitchen**

**Westerly facing garden**

**Access to shops, amenities,  
transport links as well as local  
schools**

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

**ENTRANCE DOOR LEADS TO:  
ENTRANCE PORCH**

Double glazed entrance door.

**RECEPTION HALL**

Double glazed window, staircase to first floor with spindle banister, understairs area, radiator.

**W.C.**

Double glazed window, low level WC, wash hand basin, radiator.

**SITTING ROOM 14'11 x 11'11 (into alcove) (4.55 x 3.63m)**

Double glazed window to front, feature fireplace, marble inset and hearth, picture rail, coving to ceiling.

**DINING ROOM 10'8 x 10'7 (3.25 x 3.23m)**

Double glazed French door.

**BREAKFAST KITCHEN 13'0 x 7'11 (3.96 x 2.41m)**

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, space for automatic washer, breakfast bar, tiled floor, tiled splash back, understairs cupboard housing combination boiler, radiator, double glazed window to side and rear, stable door to utility.

**UTILITY 9'10 x 9'11 (into recess) (3.00 x 3.02m)**

Tiled floor, double glazed windows, double glazed door to rear, radiator.

**HALF LANDING**

Double glazed window.

**FIRST FLOOR LANDING**

Access to roof space.

**BEDROOM ONE 12'10 x 10'4 (3.91 x 3.15m)**

Double glazed window to front, coving to ceiling, radiator.

**BEDROOM TWO 12'1 (into alcove) x 9'1 (3.68 x 2.77m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 11'0 x 11'0 (to include bulkhead) (3.35 x 3.35m)**

Double glazed window to front, radiator.

**BEDROOM FOUR 8'1 x 7'11 (2.46 x 2.41m)**

Double glazed window to rear, radiator.

**FAMILY BATHROOM**

Four piece suite comprising: panelled bath, step in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, tiled floor, radiator, double glazed frosted window.

**FRONT/SIDE GARDEN**

Laid mainly to lawn, hedged boundaries.

**REAR GARDEN**

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

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: 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

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

### 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: B

### EPC RATING: D

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 62 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



**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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