



Mountfield Gardens | Kenton | NE3 3DD

Offers Over £285,000

An opportunity to purchase this larger style traditional semi detached house located within this popular residential road just off Kenton Lane. The property offers generous accommodation with two large reception rooms to the ground floor, extended kitchen and ground floor WC. There are 3 good size bedrooms to the first floor together with a family bathroom with shower. To the rear is a lovely mature garden with raised patio area whilst to the front is ample off street parking together with an attached garage. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler. There are frequent transport links nearby as well as local schools, shops and amenities. Gosforth High Street and the A1 motorway are both within a short distance away.

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Larger style traditional semi detached house

2 large reception rooms

3 good size bedrooms

Ample off street parking

**Lovely mature garden with
raised patio area**

**Frequent transport links
nearby**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, courtesy light.

ENTRANCE HALL

Part glazed entrance door, cloaks cupboard, staircase to first floor, radiator.

DINING ROOM 15'6 (into bay) x 13'0 (into alcove) (4.72 x 3.96m)

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

SITTING ROOM 15'6 x 12'11 (into alcove) (4.72 x 3.94m)

Double glazed window to rear, marble fireplace, coving to ceiling, double glazed door, radiator.

KITCHEN 15'6 x 11'1 (max) (15'6 x 3.38m)

Fitted with a range of wall and base units, built in double oven, built in gas hob, extractor hood, space for automatic washer, fridge, freezer and dishwasher, tiled splash back, wall mounted combination boiler, radiator, door to garage, double glazed window to side and rear, double glazed door to rear.

UTILITY

HALF LANDING

Stained glass window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 16'10 (into bay) x 10'6 (to wardrobe) (5.13 x 3.20m)

Double glazed bay window to front, fitted bedroom furniture, fitted wardrobes, cupboards over, dressing table, radiator.

BEDROOM TWO 14'10 x 12'8 (into alcove) (4.52 x 3.86m)

Double glazed window to rear, radiator.

BEDROOM THREE 11'4 (into bay) x 7'9 (3.45 x 2.36m)

Double glazed bay window to front, radiator.

FAMILY BATHROOM

Corner bath, pedestal wash hand basin, step ins shower cubicle, part tiled walls, radiator, double glazed frosted window.

SEPARATE W.C.

Low level WC, part tiled walls, double glazed frosted window.

FRONT GARDEN

Paved driveway, planted borders.

REAR GARDEN

Lawned area, raised patio, flower, tree and shrub borders, fenced boundaries.

GARAGE

Up and over door.

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: 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.

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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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



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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