



## Station Road Kenton Bank Foot

Rook Matthews Sayer are delighted to present this detached bungalow for sale, situated in a sought-after location, on Station Road, Kenton Bank Foot, with excellent public transport links, nearby schools and local amenities. The property is neutrally decorated, offering a blank canvas to make it truly your own.

Offers Over **£495,000**

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# Station Road

## Kenton Bank Foot

### PROPERTY DESCRIPTION

The dwelling embraces four double bedrooms, all of which are generously proportioned. The master bedroom is a particular highlight, featuring built-in wardrobes and direct access to the large conservatory - a perfect retreat to unwind. The remaining bedrooms also offer ample storage, with one boasting a walk-in closet.



The property further benefits from a spacious, light-filled reception room with a cosy fireplace and double doors opening onto the side garden. In addition, there is also a magnificent 27ft south-facing conservatory, inviting a wealth of natural light into the space.



The kitchen is a real stand-out, offering generous space, natural light, a dining area, and a separate walk-in pantry. Coupled with one well-appointed bathroom featuring a bath and shower unit, this home is truly designed for comfortable living and entertaining.



This charming bungalow is nestled within approximately one-third of an acre of land, complete with a south-facing rear garden adorned with mature planting and trees, and a large patio. The property also includes a gated 50m driveway leading to a double garage, providing ample off-street parking which creates privacy and security, as well as a large lawned front garden.

This property is ideally suited for families looking for a home in a great location with a wealth of unique features.



Living Room: 12'10" x 21'03" - 3.91m x 6.48m

Kitchen: 11'00" x 25'06" - 3.35m x 7.77m

Pantry: 4'11" x 13'02" - 1.49m x 4.01m

Conservatory: 19'00" x 27'10" - 5.79m x 8.48m

Bedroom One: 11'08" x 15'04" - 3.56m x 4.67m

Bedroom Two: 11'06" x 11'02" (+walk in closet) - 3.51m x 3.40m

Bedroom Three: 11'06" x 11'00" - 3.51m x 3.35m

Bedroom Four: 11'04" x 9'02" - 3.45m x 2.79m

Bathroom: 8'11" x 8'01" - 2.72m x 2.46m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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: B**

**EPC RATING: D**

P0007355.SD.SD.2/4/25.V.1







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Provided by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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.

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