



RMS | Rook
Matthews
Sayer

Winton Way | Kenton | NE3 3DD

Offers Over £175,000

A very well appointed traditional semi detached house occupying a generous corner plot with off street parking.

The property benefits from a range of modern fixtures and fittings and offers generous accommodation throughout. There is a good size dual aspect sitting room to the ground floor together with dining kitchen and large conservatory. There are 3 double bedrooms to the first floor together with modern 3 piece bathroom suite with shower. Externally to the side of the house is generous lawned garden with hedged boundaries. There is a further low maintenance garden to the rear with driveway to the front providing off street parking. Additional features include gas fired central heating via combination boiler and UPVC double glazing. The property is well positioned for access to local shops, amenities and transport links as well as local schools.

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Traditional semi detached house

3 double bedrooms

Large conservatory

Dual aspect sitting room

Generous corner plot with off street parking

Access to local shops, amenities and transport links

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, laminate flooring, staircase to first floor with spindle banister, radiator.

SITTING ROOM 17'11 x 11'1 (into alcove) (5.46 x 3.38m)

Double glazed window to front and rear, feature fireplace, coving to ceiling, two radiators, laminate flooring.

CONSERVATORY 9'0 x 9'7 (2.74 x 2.92m)

Double glazed windows to rear and sides, double glazed French door, radiator.

DINING KITCHEN 17'11 x 13'5 (max) (5.46 x 4.09m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, space for washing machine, laminate flooring, serving hatch, built in cupboard, wall mounted combination boiler, double glazed patio door, double glazed window to front and rear.

FIRST FLOOR LANDING

Double glazed access to roof space.

BEDROOM ONE 12'0 x 11'2 (3.66 x 3.40m)

Double glazed window, radiator.

BEDROOM TWO 13'7 x 8'11 (4.14 x 2.72m)

Double glazed window to front, radiator.

BEDROOM THREE 9'0 x 7'2 (2.74 x 2.18m)

Double glazed window, built in cupboard, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, double glazed frosted window.

FRONT/SIDE GARDEN

Laid mainly to lawn, hedged boundaries, driveway.

REAR GARDEN

Laid mainly to lawn, hedged & fenced boundaries.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains 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:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

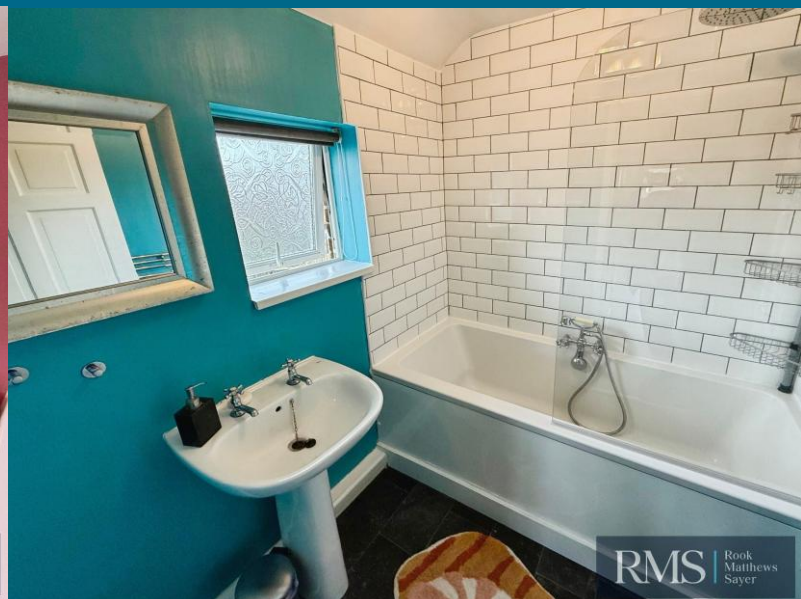
TENURE

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: A

EPC RATING: TBC

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WAITING ON EPC RATING

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.

