



RMS | Rook
Matthews
Sayer

Broad Meadows | Kenton | NE3 4PZ

£164,950



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Modern mid-link home

No onward chain

Two bedrooms

Low-maintenance, private rear garden

Access to local shops, amenities and excellent transport links

Well suited to first-time buyers

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A modern two-bedroom mid-link home, ideally positioned for easy access to local shops, amenities, and excellent transport links on the outskirts of Gosforth. Well suited to first-time buyers, the property offers contemporary fixtures and fittings, modern UPVC windows, recently decorated with the addition of new carpets throughout, fitted blinds, and gas central heating via a combination boiler.

The accommodation is complemented by a low-maintenance, private rear garden and a driveway to the front providing off-street parking. Offered with no onward chain, this is a fantastic opportunity to secure a ready-to-move-into home in a popular location.

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, fuse box.

LOUNGE 18'0 x 11'1 (max to include stairs) (5.49 x 3.38m)

Double glazed bay window to front, electric fire, staircase to first floor, two radiators.

KITCHEN 11'1 x 8'0 (3.38 x 2.44m)

Fitted with a range of wall and base units, UPVC door to rear, built in electric oven, built in gas hob, space for automatic washer, tiled splash back, extractor fan, combination boiler, radiator, double glazed window to rear.

BEDROOM ONE 11'1 x 8'1 (3.38 x 2.46m)

Double glazed window to rear, built in wardrobes, access to loft space radiator.

BEDROOM TWO 11'1 x 9'11 (3.38 x 3.02m)

Double glazed window to front, radiator.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, large cupboard, heated towel rail, extractor fan.

FRONT GARDEN

Laid mainly to lawn, gravelled area, driveway.

REAR GARDEN

Paved area, gravelled area, decked area, fenced boundaries.

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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

125 years from 1991 (90 years remaining)

Ground Rent: Peppercorn

Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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