



Piper Court | Kenton | NE3 3ET

Offers Over £192,000

A superb 3 bedroom semi detached house fully refurbished to incorporate a range of quality fixtures and fittings throughout. Key features include open plan kitchen with granite work surfaces and centre island, modern conservatory, quality replacement and remodelled en suite and southerly facing landscaped garden. Additional features include ground floor WC, modern gas fired central heating, UPVC double glazing and driveway. The property is well positioned for access to local shop, amenities and transport links as well as being a short distance the A1 motorway.

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2

Superb semi detached

Fully refurbished

3 bedrooms

Southerly facing garden

**Open plan kitchen with
granite work surfaces**

**Access to local shop, amenities
and transport links**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

BREAKFAST KITCHEN 12'0 x 11'7 (3.66 x 3.53m)

Double glazed entrance door, fitted with a range of wall and base units, centre island with breakfast bar, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, washing machine, dishwasher, integrated fridge freezer, laminate flooring, tiled splash back, understairs cupboard housing hot water cylinder, wall mounted central heating boiler, vertical radiator, double glazed window, staircase to first floor.

SITTING ROOM 14'1 x 15'0 (4.29 x 4.57m)

Double glazed French door to conservatory, understairs cupboard, living flame effect gas fire, coving ceiling, laminate flooring, radiator.

CONSERVATORY 8'1 x 13'0 (2.46 x 3.96m)

Double glazed windows to rear and side, double glazed French door.

W.C.

Low level WC, wash hand basin, tiled walls, heated towel rail, radiator.

FIRST FLOOR LANDING

Built in cupboard, access to loft space via loft ladder, radiator.

BEDROOM ONE 8'6 x 11'11 (2.59 x 3.63m)

Double glazed window, built in cupboard, coving to ceiling, radiator.

EN SUITE SHOWER ROOM

Wash hand basin with set in vanity unit, walk-in shower unit, low level WC, tiled walls, tiled floor, vertical radiator.

BEDROOM TWO 8'1 x 10'0 (2.46 x 3.05m)

Double glazed window, laminate flooring, radiator.

BEDROOM THREE 8'1 x 6'0 (2.46 x 1.83m)

Double glazed window, tiled floor, access to roof space, radiator.

FAMILY BATHROOM

Panelled bath with electric shower over, wash hand basin, low level WC, tiled walls, heated towel rail, extractor fan, double glazed frosted window.

FRONT GARDEN

Double width driveway.

REAR GARDEN

Southerly facing, landscape, gated access, raised borders and patio.

T: 0191 284 7999

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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

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.

155 years from 2012 (141 years remaining)

Ground Rent: £180 per annum - Review Period: TBC -

Increase Amount: TBC

Service Charge: n/a

COUNCIL TAX BAND: B

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.



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