Neston Court | Kenton | NE3 3GS

Offers Over £135,000

2 1 1

Modern mid link house

2 bedrooms

Wood burner

Private garden

Allocated parking space

Ideally suited for a first time buyer

RMS | Rook Matthews Sayer

An immaculate modern 2 bedroom mid link house located within this popular residential development just off Kenton Lane. The property is ideally suited for a first time buyer and benefits from a ground floor WC, wood burner, private garden and allocated parking space.

Briefly comprising entrance hallway with WC, fully fitted kitchen, sitting room with French doors leading to the rear garden. There are 2 bedrooms to the first floor together with family bathroom with shower. There is low maintenance garden to the rear together with an allocated parking space.

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Staircase to first floor with spindle banister, understairs cupboard, laminate flooring.

W.C.
Low level WC, pedestal wash hand basin, extractor fan, radiator.

LOUNGE 12'7 x 10'5 (3.84 x 3.18m)
Wood burner, double glazed French door.

KITCHEN 10'1 x 6'0 (3.07 x 1.83m)
Fitted with a range of wall and base units, single drainer sink unit, space for washing machine, tiled splash back, wall mounted central heating boiler, radiator, double glazed window to front.

FIRST FLOOR LANDING
Access to roof space, radiator.

BEDROOM ONE 12'7 x 11'0 (to include bulkhead) (3.78 x 3.35m)
Double glazed window to front, radiator.

BEDROOM TWO 12'5 x 6'7 (3.78 x 2.01m)
Double glazed window to rear, radiator.

SHOWER ROOM
Step in shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan, double glazed frosted window.

REAR GARDEN
Laid mainly to lawn, patio, fenced boundaries, garden shed.

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas & Wood Burner
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

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 - Disclaimer - Vendor in process of extending lease (contact branch for further information)

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.
99 years from 2009 (82 years remaining)
Ground Rent: N/A
Service Charge: N/A

COUNCIL TAX BAND: A
EPC RATING: C

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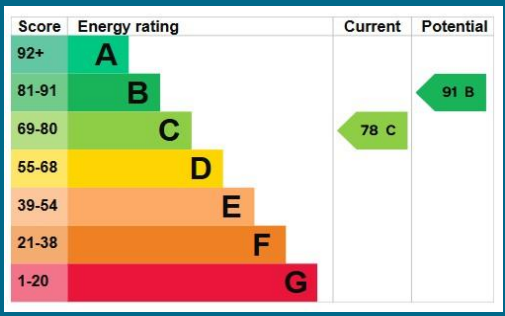

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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