



**RMS** | Rook  
Matthews  
Sayer

The Cross Ways | Kenton | NE3 4SR

# Offers Over £185,000

 3    2    1

No onward chain

Traditional semi detached house

3 bedrooms

2 reception rooms

Lovely westerly facing garden

Access to local schools, shops,  
amenities and transport links

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No onward chain. A well appointed traditional semi detached house with lovely westerly facing garden and driveway. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings throughout. It is well positioned for access to local schools, shops, amenities and transport links as well as providing easy access into central Gosforth and the A1 motorway.

Briefly comprising entrance hallway, sitting room, dining room, fully fitted kitchen, three first floor bedrooms and a family bathroom with shower. Externally to the rear is a well-stocked westerly facing garden together with storage sheds. To the front is a garden and driveway providing off street parking. Additional features include gas fired central heating via combination boiler and UPVC double glazing.

#### **ENTRANCE DOOR LEADS TO: ENTRANCE HALL**

Double glazed entrance door, and double glazed window.

#### **LOUNGE 13'4 x 12'4 into alcove (4.06 x 3.76m)**

Double glazed window to front.

#### **DINING ROOM 10'1 x 8'10 (3.07 x 2.69m)**

Double glazed French door, and a radiator.

#### **KITCHEN 16'2 x 7'6 (4.93 x 2.29m)**

Fitted with a range of wall and base unit, single drainer sink unit, built in electric over, built in gas hob, space for automatic washer, integrated dishwasher and fridge, and double glazed window to rear.

#### **REAR PORCH**

Storage cupboard.

#### **HALF LANDING**

Double glazed window.

#### **FIRST FLOOR LANDING**

Access to roof space via loft ladder.

**BEDROOM ONE 11'7 x 11'7 into alcove (3.53 x 3.53m)**  
Double glazed window, and a radiator.

#### **BEDROOM TWO 13'1 x 8'11 (3.99 x 2.72m)**

Double glazed window, and a radiator.

#### **BEDROOM THREE 8'3 x 7'11 (2.52 x 2.41m)**

Double glazed window to front, built in cupboard, and a radiator.

#### **BATHROOM/W.C.**

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C., part tiled walls, combination boiler, radiator, extractor fan, and double glazed frosted window.

#### **FRONT GARDEN**

Laid mainly to lawn, and driveway.

#### **REAR GARDEN**

Westerly facing.

#### **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**

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: D**

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

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