



Kirkwood Drive | Kenton | NE3 3AT

Offers Over £150,000



Traditional mid link house

3 bedrooms

Large conservatory

Fully fitted kitchen

Ample off street parking

**Close to local shops, schools,
amenities and transport links**

RMS | Rook
Matthews
Sayer

A traditional 3 bedroom mid link house conveniently located close to local shops, schools, amenities and transport links. The property benefits from a large conservatory, rear garden and ample off street parking together with UPVC double glazing and gas fired central heating.

Briefly comprising entrance hallway, sitting room, dining room, fully fitted kitchen and conservatory. There are 3 bedrooms to the first floor together with shower room and separate WC. There is a lawned garden to the rear with decked patio area with driveway to the front providing ample off street parking for several cars.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

LOUNGE 17'10 x 11'2 (5.44 x 3.40m)

Double glazed window to front, radiator, partial glazed doors to conservatory.

DINING ROOM 12'10 x 8'10 (3.91 x 2.69m)

Double glazed window to rear, part glazed door to rear.

CONSERVATORY

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

KITCHEN 8'7 x 6'11 (2.6 x 2.1m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, gas cooker point, wall mounted combination boiler, double glazed window to front.

BEDROOM ONE 12'1 x 11'1 (3.68 x 3.38m)

Double glazed window, fitted wardrobe with mirror fronted sliding doors, radiator.

BEDROOM TWO 10'2 x 8'9 (3.10 x 2.67m)

Double glazed window, radiator.

BEDROOM THREE 8'11 x 6'10 (2.72 x 2.11m)

Double glazed window, radiator.

WET ROOM

Walk in shower, wash hand basin with set in vanity unit, tiled walls, double glazed frosted windows.

FRONT GARADEN

Mainly paved, driveway providing ample off street parking.

REAR GARDEN

Laid mainly to lawn, decked patio area.

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.

RISKS

Risk of Flooding: ZONE 2

ACCESSIBILITY

This property has accessibility adaptations:

- Level access
- Ramped access
- Wet room

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.

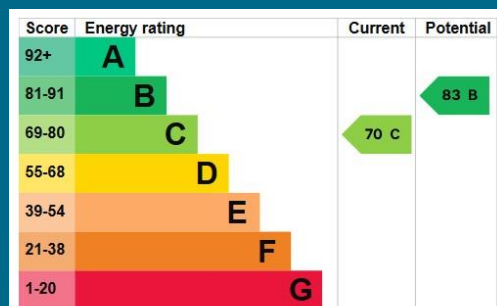
TENURE

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: C

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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.

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