



RMS | Rook  
Matthews  
Sayer

Piper Court | Kenton | NE3 3ET

## Offers Over £215,000

A very well appointed 3 bedroom detached house occupying a generous plot within this popular residential cul-de-sac. The property benefits from a range of modern fixtures and fittings together with ground floor WC, dining kitchen, en suite to master bedroom, driveway and garage. It also features UPVC double glazing, gas fired central heating and solar panel. There are frequent transport links nearby as well as local shops, amenities and schools. The A1 motorway is a short distance away.

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3



1



2

**Well appointed detached house**

**3 bedrooms**

**Gas fired central heating & solar**

**En suite to master bedroom**

**Generous plot within residential cul-de-sac**

**Nearby local shops, amenities and schools**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Double glazed entrance door, radiator.

**SITTING ROOM 16'10 (into bay) x 13'8 (max to include staircase) (5.13 x 4.17m)**

Double glazed bay window, staircase to first floor, understairs cupboard, radiator, double radiator.

**DINING KITCHEN 17'4 x 12'7 (max into bay) (5.28 x 3.84m)**

Double glazed bay window with French doors, wall and base units, built in electric oven, built in ceramic hob, space for dishwasher, tiled splash back, radiator, double glazed window to rear.

**UTILITY 5'2 x 5'0 (1.57 x 1.52m)**

Combination boiler, extractor fan, double glazed door to rear, radiator.

**W.C.**

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

**FIRST FLOOR LANDING**

Access to roof space.

**BEDROOM ONE 12'2 x 8'1 plus dressing room (3.71 x 2.46m)**

Double glazed window to front, radiator, dressing area with fitted wardrobes and double glazed window and radiator.

**EN SUITE SHOWER ROOM**

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, shaver point, double glazed frosted window to rear, extractor fan.

**BEDROOM TWO 10'2 x 11'1 (3.10 x 3.38m)**

Double glazed window to front, fitted cupboard housing hot water cylinder, radiator.

**BEDROOM THREE 10'10 x 6'4 (3.30 x 1.93m)**

Double glazed window rear, radiator.

**FAMILY BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, extractor fan, double glazed frosted window to rear.

**FRONT GARDEN**

Driveway.

**REAR GARDEN**

Laid mainly to lawn, patio, fenced boundaries, gated access.

**GARAGE**

**T: 0191 284 7999**

**Gosforth@rmsestateagents.co.uk**

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Solar Panel

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

## 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.

## ACCESSIBILITY

This property has ramped access

## 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: £220.00 per annum - Review Period: TBC

- Increase Amount: TBC

Service Charge: N/A

## COUNCIL TAX BAND: C

## EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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