



Neston Court | Kenton | NE3 3GS

Offers Over £135,000



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: £575.00 per month - Review Period: TBC - Increase Amount: TBC

Service Charge: £ per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: C

GS00016111.DJ.PC.04/06/26.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 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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