



**RMS** | Rook  
Matthews  
Sayer

Falcon Way | Kenton Bank Road | NE13 8AJ

**£295,000**

A beautifully presented and super stylish three bedroom Gosford style semi detached home, built by Taylor Wimpey and located within the popular Woosingham Grange development near Kingston Park. The property occupies an excellent position with open aspect views to the front and a lovely southerly facing landscaped rear garden.

Internally, the home has been upgraded to a high standard, featuring quality wood grain porcelain floor tiles throughout the ground floor, a fully upgraded integrated kitchen, and fully tiled bathroom and en suite. Additional enhancements include Cavendish fitted wardrobes and tailored fitted curtains throughout. The rear garden has been thoughtfully landscaped and includes a Keter shed, which is included in the sale.

To the front, there is a well maintained lawned garden and a driveway to the side providing parking for two cars. Further benefits include gas central heating and UPVC double glazing.

The property is ideally positioned for access to local shops, amenities, bus and Metro links, and is only a short distance from the A1 motorway. It is offered for sale with no onward chain.

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**Gosford style semi detached home**

**Three bedrooms**

**Fully upgraded integrated kitchen**

**Parking for two cars**

**Lovely southerly facing landscaped rear garden**

**Access to local shops, amenities, bus and Metro links**

For any more information regarding the property please contact us today

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

##### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, wood grain porcelain tiles.

##### **W.C.**

Low level WC, tiled walls, tiled floor, extractor fan, heated towel rail.

##### **SITTING ROOM 14'0 x 12'1 (4.27 x 3.68m)**

Double glazed window to front, wood grain porcelain tiles, radiator.

##### **DINING KITCHEN 15'6 x 9'5 (4.72 x 2.87m)**

Fitted with a range of wall and base units, fully integrated kitchen, single drainer sink unit, wood grain porcelain tiles, extractor hood, wall mounted central heating boiler, double glazed window to rear.

##### **BEDROOM ONE 9'9 x 9'4 (2.97 x 2.84m)**

Double glazed window, quality fitted cavendish wardrobes, radiator.

##### **EN SUITE SHOWER ROOM**

Fully tiled and tall heated towel rail, walk-in Shower, pedestal wash basin, low level WC, double glazed frosted window, extractor fan

##### **BEDROOM TWO 10'10 x 8'8 (3.30 x 2.64m)**

Double glazed window, quality fitted cavendish wardrobes, radiator.

##### **BEDROOM THREE 11'8 x 6'7 (3.56 x 2.01m)**

Double glazed window, quality fitted cavendish wardrobes, radiator.

##### **BATHROOM**

Fully tiled bathroom, panelled bath with fitted rain water shower, tall heated towel rail, low level WC, pedestal wash hand basin, extractor fan.

##### **FRONT GARDEN**

Laid mainly to lawn, driveway to side providing parking for two cars.

##### **REAR GARDEN**

Large porcelain paving patio, laid mainly to lawn, southerly facing, fenced boundaries, Keter garden shed, gated access, raised flower borders.

**T: 0191 284 7999**

[Gosforth@rmsestateagents.co.uk](mailto:Gosforth@rmsestateagents.co.uk)

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## 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.

**MAINTENANCE COST:** £146.19 per annum

**COUNCIL TAX BAND:** B

**EPC RATING:** B

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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.



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