

Stapeley View | Kenton | NE3 3QY

£150,000

3 1 1

No Onward Chain

Three-bedroom mid-terrace house

Pleasant cul-de-sac position

Off-street parking

Westerly-facing garden

Access to local shops, amenities, transport links, and schools

RMS | Rook Matthews Sayer

No Onward Chain. A well-appointed three-bedroom mid-terrace house occupying a pleasant cul-de-sac position, with a westerly-facing garden and off-street parking. The property is ideally suited to first-time buyers and is conveniently located for access to local shops, amenities, transport links, and schools. It benefits from modern uPVC double glazing and gas-fired central heating via a combination boiler.

Briefly comprising an entrance hallway, a sitting room with dual-aspect windows, a modern fully fitted kitchen, and a utility room. To the first floor are three bedrooms, together with a family bathroom and separate WC. Externally, there is a private westerly-facing garden to the rear and a driveway to the front providing off-street parking.

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Double glazed entrance door, staircase to first floor, laminate flooring, radiator.

SITTING ROOM 18'0 x 11'2 (into alcove) (5.49 x 3.40m)
Double glazed window to front and rear, laminate flooring, two radiators.

BREAKFAST KITCHEN 13'4 (max) x 8'10 (4.06 x 2.69m)
Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, laminate flooring, tiled splash back, understairs cupboard, radiator, UPVC door to rear.

UTILITY 8'8 x 7'0 (2.64 x 2.13m)
Space for washing machine, combination boiler, laminate flooring, double glazed window.

FIRST FLOOR LANDING
Double glazed window, access to roof space.

BEDROOM ONE 12'0 x 11'2 (3.66 x 3.40m)
Double glazed window to front, radiator.

BEDROOM TWO 9'11 x 8'6 (3.02 x 2.59m)
Double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE 8'11 x 7'1 (2.72 x 2.16m)
Double glazed window to rear, built in cupboard, radiator.

FAMILY BATHROOM
Panelled bath with shower over, wash hand basin with set in vanity unit, tiled walls, double glazed frosted window.

FRONT GARDEN
Mainly paved, driveway.

REAR GARDEN
Westerly facing, garden shed.

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.

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.

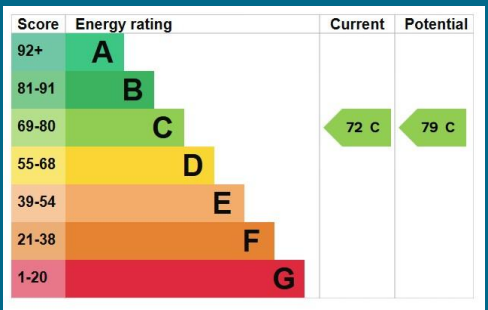
RESTRICTIONS AND RIGHTS
Restrictions on property? TBC = parking boats, caravans or mobile homes on site

ACCESSIBILITY
This property has accessibility adaptations:
- Ramp access

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.

The Property Ombudsman

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