



## Coniscliffe Avenue

Kenton

A superb traditional semi detached house with rear extension, lovely southerly facing garden, ground floor WC, driveway and partially converted garage creating a home office or gym. It also features an energy efficient hybrid heating system. The property is ideally suited for a growing family and benefits from a range of modern fixtures and fittings together with UPVC double glazing. There are local shops, amenities and schools nearby and Gosforth High Street is a short distance away.

Guide Price **£199,500**

0191 284 7999

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MATTHEWS  
SAYER

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# Coniscliffe Avenue Kenton

## ENTRANCE DOOR LEADS TO:

### ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and sides.

### ENTRANCE HALL

Staircase to first floor landing, understairs cupboard, radiator, 'Karndean' flooring.



### W.C.

Double glazed window, low level WC, radiator, boiler.

### LOUNGE 16'1 x 12'0 (into alcove) (4.90 x 3.66m)

Double glazed French door, radiator, 'Karndean' flooring.

### KITCHEN 20'7 x 4'8 – 11'3 x 8'0 (6.27 x 1.42m – 3.43 x 2.44m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, dishwasher, radiator, double glazed window to front and side.



### UTILITY 10'4 x 9'2 (3.15 x 2.79m)

Sink, space for automatic washer, vent for tumble dryer, double glazed window to rear, double glazed door to rear, radiator.

### HALF LANDING

Double glazed window.

### FIRST FLOOR

Access to roof space via loft ladder.

### BEDROOM ONE 11'4 x 12'1 (into alcove) (3.45 x 3.68m)

Double glazed window to rear, radiator.

### BEDROOM TWO 11'0 x 9'9 (3.35 x 2.97m)

Double glazed French door to bedroom three, radiator.

### BEDROOM THREE 11'0 x 10'2 (3.35 x 3.10m)

Double glazed window to side, radiator.

### BEDROOM FOUR 9'7 x 7'5 (2.92 x 2.26m)

Double glazed window to front, radiator.



## FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, radiator, double glazed frosted window to front.

## FRONT GARDEN

Lawned area, driveway.

## REAR GARDEN

Laid mainly to lawn, southerly facing, decked patio area.

## OFFICE 7'1 x 7'7 (2.16 x 2.31m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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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.

**16 Branches across the North-East**

