



## Ferrydene Avenue Kenton

An immaculate traditional three bedroom semi detached house benefitting from a range of modern fixtures and fittings together with a lovely southerly facing garden to the rear with large summerhouse. The property is ideally suited for a growing family and is well positioned for access to local schools, shops, amenities, and transport links. The property comprises entrance hallway via composite UPVC entrance door. There is a good size sitting room together with a breakfasting kitchen featuring a range of modern high gloss wall and base units. There is also an additional reception room to the ground floor which would be useful as an office. There is also a ground floor WC. To the first floor are three good size bedrooms together with a modern bathroom suite with shower over the bath. To the rear is a southerly facing garden with patio area and a large quality constructed summer house. The front garden has been paved. Additional features include UPVC double glazing and gas fired central heating.

Offers Over **£195,000**

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, understairs cupboard, laminate flooring, radiator.

### W.C.

Double glazed window, low level WC.



### SITTING ROOM 16'0 x 11'10 (into alcove) (4.88 x 3.61m)

Double glazed window to rear, radiator.

### STUDY/OFFICE

Double glazed window to rear.

### BREAKFAST KITCHEN 11'3 x 8'4 – 20'8 x 4'10 (3.43 x 2.54m – 6.30 x 1.47m)

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



### REAR PORCH

### FIRST FLOOR LANDING

Access to roof space.

### BEDROOM ONE 11'7 x 11'11 (into alcove) (3.53 x 3.63m)

Double glazed window to rear, radiator.

### BEDROOM TWO 10'8 x 9'5 (3.25 x 2.87m)

Double glazed window to rear, radiator.

### BEDROOM THREE 9'9 x 7'5 (max) (2.97 x 2.26m)

Double glazed window to front, radiator.





**FAMILY BATHROOM**

Three piece suite comprising panelled bath with dual shower over, wash hand basin, set in vanity unit, low level WC, heated towel rail, double glazed frosted window to front.

**FRONT GARDEN**

Mainly paved.

**REAR GARDEN**

Southerly facing, large summer house, patio, fenced boundaries, gated access.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: On Street

**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.

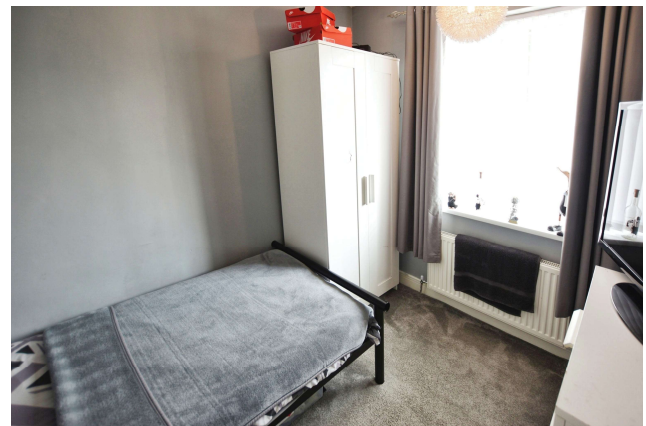
**TENURE**

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		82 B
69-80	C		
55-68	D	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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