



## High Meadows Kenton

A modern three bedroom semi detached house ideally suited for a first time buyer and benefitting from a ground floor WC, westerly facing garden, UPVC double glazing and gas fired central heating via combination boiler. The property is well positioned for access to local shops, amenities and transport links.

Briefly comprising entrance hallway with WC. There is a sitting room with staircase leading to the first floor together with a dining kitchen to the rear. To the first floor are three bedrooms together with a family bathroom. There is an enclosed west facing garden to the rear with lawned area to the front.

Guide Price **£140,000**

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ROOK  
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## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door.

### SITTING ROOM 15'7 x 15'0 (to include staircase) (4.75 x 4.57m)

Double glazed window to front, staircase to first floor, understairs area, two radiators.



### DINING KITCHEN 14'10 x 8'10 (4.52 x 2.69m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, space for automatic washer, wall mounted combination boiler, radiator, double glazed window to rear, double glazed door to rear.

### W.C.

Double glazed window, low level WC, wash hand basin, radiator.

### BEDROOM ONE 14'0 x 8'7 (4.27 x 2.62m)

Double glazed window to front, radiator.

### BEDROOM TWO 10'5 x 8'7 (3.18 x 2.62m)

Double glazed window to rear, access to roof space, radiator.



### BEDROOM THREE 6'8 (plus doorway) x 6'0 (2.03 x 1.83m)

Double glazed window to front, built in cupboard, radiator.

### BATHROOM/W.C.

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window to rear.

### FRONT GARDEN

Laid mainly to lawn.

### REAR GARDEN

Laid mainly to lawn, gravelled area, fenced boundaries, gated access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

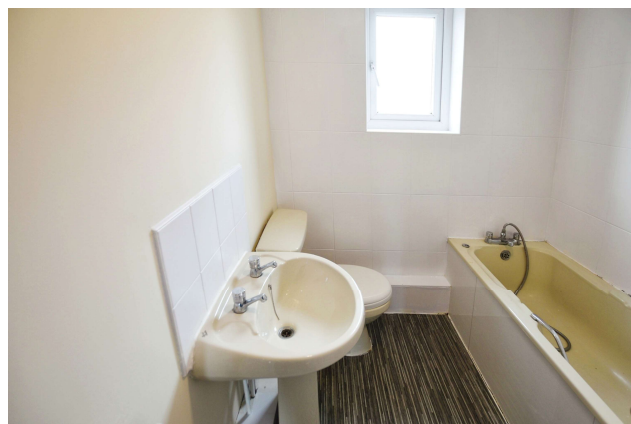
**TENURE**

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. Length of Lease: 125 years from November 1990  
Ground Rent: £14 per annum. Planned increase TBC  
Service Charge: N/A  
Any Other Charges/Obligations: N/A]

**COUNCIL TAX BAND: B**

**EPC RATING: C**

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**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.

**16 Branches across the North-East**

