



## Condor Grove Kenton Bank Foot

This luxurious detached home is located in a prestigious location close to excellent transport links, amenities and leisure facilities. The front door opens to a welcoming lobby and a comfortable living room. There is a convenient ground floor WC, generous storage cupboard, stylish modern dining kitchen with doors to the garden and a useful utility room. Stairs lead to the first floor landing, a beautiful principal bedroom with en-suite shower room, an elegant family bathroom and a further three bedrooms. Externally the property is located in a sought-after cul-de-sac with charming views and nearby play areas for children. The property has a driveway leading to a store room with garage door to the front and pretty gardens to the front and rear, laid to lawn with paved areas to enjoy the tranquil surroundings.

**Asking Price: £335,000**

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# Condor Grove

## Kenton Bank Foot

### Entrance Hall

The double-glazed front door opens to a welcoming hallway with double glazed window to the side, herringbone flooring, a storage cupboard and radiator.

**Lounge 14'5 max into recess x 13 max into recess (4.39m x 3.96m)**

The lounge has a double-glazed window to the front, herringbone flooring, stairs to the first floor and a radiator.

### Inner Hallway

With herringbone flooring and a generous storage cupboard.

**Ground Floor WC 3'4 x 6'1 (1.01m x 1.85m)**

There is a WC, wash hand basin, double glazed window to the side, herringbone flooring and a radiator.

**Dining Kitchen 14'5 x 9'6 (4.39m x 2.89m)**

An elegant fitted kitchen with quartz work tops, under unit and plinth lighting integrated appliances, spotlights, radiator and double-glazed windows and French doors to the garden.

**Utility Room 10'3 x 8'6 (3.12m x 2.59m)**

A useful space with double glazed door to the garden.

### First Floor Landing

A carpeted landing with radiator, storage cupboard and loft access.

**Principal Bedroom 10'7 x 13'10 (3.22m x 4.21m)**

A comfortable bedroom with carpeted flooring, double glazed window to the front, radiator and door to:

### En-suite Shower Room

A stylish room with shower enclosure, WC, wash hand basin, tiled flooring, part tiled walls, extractor fan, spotlights, heated towel rail and double-glazed window to the rear.

**Bedroom Two 10 max x 14'5 max (3.04m x 4.39m)**

A generous room with double glazed windows to the front, carpeted flooring and radiator.

### Bathroom

A modern bathroom with WC, wash hand basin, bath tub with shower over, tiled flooring, part tiled walls, spotlights, extractor fan, heated towel rail and double-glazed window to the side.



### **Bedroom Three 9'7 max x 9'6 max (2.92m x 2.89m)**

This lovely room has a double-glazed window to the rear, carpeted flooring and radiator.

### **Bedroom Four 5'6 x 7'3 (1.67m x 2.20m)**

This room is currently being used as a dressing room and has carpeted flooring, a double-glazed window to the rear and radiator.

**Externally** the property is located in a cul-de-sac with a beautiful outlook. There is a block paved driveway that leads to the store room and well-maintained gardens to the front and rear with a paved seating area.

### **Store Room 10'3 x 10'9 (3.12m x 3.27m)**

This was previously a garage but the rear was converted into a utility room. There is a garage door to the front, light and power.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **MINING**

The property is 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.

**Site Maintenance Fee** - £120 per year

### **TENURE**

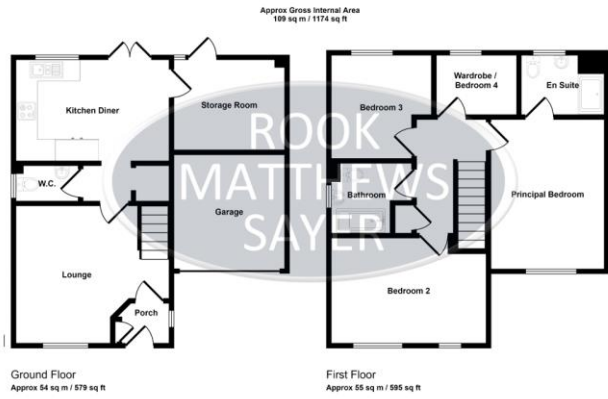
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** D

**EPC RATING:** B

P00007026.EC.SCI.03062024.V.2





Condor Grove, Kenton Bank Foot

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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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.

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