



## The Wynd Kenton

Viewing comes recommended on this superb larger style semi detached house located within this sought after residential road on the fringes of central Gosforth. The property is presented to the highest of standards and benefits from a range of quality fixtures and fittings throughout and remote controlled Hive gas central heating. Key features include polished laminate floor flooring to the ground floor & receptions, quality fitted kitchen with granite work surfaces, three good size bedrooms two of which have fitted wardrobes, fabulous 4 piece bathroom suite with separate shower. There is a lovely garden to the rear with decked patio area together with paved driveway to the front providing ample off street parking. There is also an attached garage with remote controlled electric garage door.

Offers Over **£350,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Panelled walls, double glazed window, polished laminate flooring, staircase to first floor, radiator.

### SITTING ROOM 15'6 x 13'2 (4.72 x 4.01m)

Double glazed bay window to front, feature fireplace, polished laminate flooring, coving to ceiling, radiator.



### DINING ROOM 13'7 x 12'2 (4.14 x 3.71m)

Double glazed French doors, double glazed door to rear, polished laminate flooring.

### KITCHEN 13'6 x 12'11 (4.11 x 3.94m)

Fitted with a range of wall and base units incorporating granite work surfaces, double drainer sink unit, built in double oven, built in gas hob, extractor hood, integrated washing machine, and dishwasher, tiled flooring, tiled splash back, double glaze windows to rear.



### HALF LANDING

Double glazed window.

### BEDROOM ONE 16'2 x 9'9 (4.93 x 2.97m)

Double glazed bay window to front, fitted bedroom furniture, fitted wardrobes radiator.

### BEDROOM TWO 13'10 x 9'11 (4.22 x 3.02m)

Fitted Cavendish wardrobes, radiator.

### BEDROOM THREE 8'10 x 7'11 (2.69 x 2.41m)

Double glazed window to front, radiator.

### BATHROOM/W.C.

Four piece suite comprising corner bath, wash hand basin, set in vanity unit, step in shower cubicle, low level WC, double glazed frosted windows.



### FRONT GARDEN

Mainly paved.

### REAR GARDEN

Laid mainly to lawn, fenced boundaries, raised decked patio area.

### GARAGE

Attached with electronically controlled door.

**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: C**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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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