



## Neston Court Kenton

- An immaculate end link house
- Private garden to the rear
- Ideally suited for a first time buyer
- 3 bedrooms
- Allocated parking space
- Access to frequent transport links, local shops & amenities

Offers Over **£ 170,000**

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# Neston Court, Kenton

An immaculate 3 bedroom end link house occupying a pleasant cul-de-sac position within this popular residential development just off Kenton Lane. The property is ideally suited for a first time buyer and benefits from a replacement kitchen and bathroom suite. It also features a ground floor WC, private garden to the rear and allocated parking space. It is well positioned for access to frequent transport links as well as local shops and amenities. The A1 motorway is a short distance away.

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door, hardwood flooring, staircase to first floor, radiator.

### SITTING ROOM 14'8 x 14'6 (4.47 x 4.42m)

Double glazed French door, hardwood flooring, understairs cupboard, radiator.

### KITCHEN 10'4 x 7'4 (3.15 x 2.24m)

Fitted with a range of high gloss wall and base units, 1 ½ bowl sink unit, built in double oven, built in ceramic hob, space for automatic washer, tiled splash back, wall mounted central heating boiler, radiator, polished porclin flooring, double glazed window to rear.

### W.C.

Low level WC, pedestal wash hand basin, extractor fan, radiator.

### FIRST FLOOR LANDING

Access to roof space.

### BEDROOM ONE 11'6 x 8'0 (3.51 x 2.44m)

Double glazed window to front, fitted wardrobe with sliding doors, radiator.

### BEDROOM TWO 11'6 x 8'0 (3.51 x 2.44m)

Double glazed window to rear, radiator.

### BEDROOM THREE 8'0 x 6'5 (2.44 x 1.96m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM

Three piece suite comprising: panelled bath dual shower over, wash hand basin with set in vanity unit, low level WC, tiled floor, tiled walls, radiator, extractor fan, double glazed frosted window.

### REAR GARDEN

Laid mainly to lawn, decke patio, gated access, allocated parking space.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

### EPC RATING: C

GS00015392.DJ.PC.25.11.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

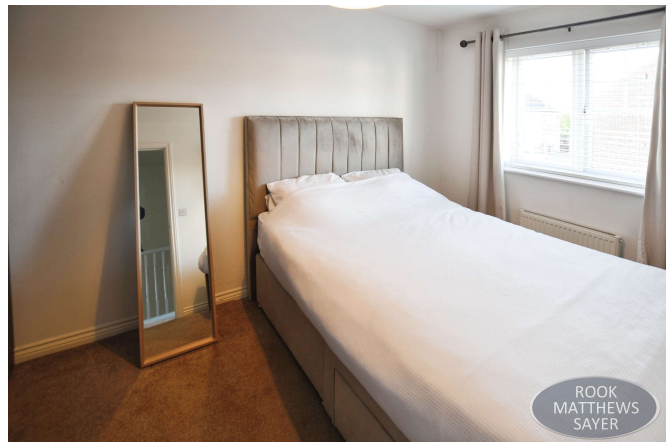
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