



St Buryan Crescent Kenton

An immaculate traditional semi detached house occupying a pleasant cul-de-sac position within this popular residential development. This lovely property is presented to the highest of standards and benefits from a range of quality fixtures and fittings together with extended kitchen, landscaped garden and ample off street parking. It is well positioned for access to the A1 motorway, local schools, shops, amenities and transport links.

Offers Over **£225,000**

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SAYER

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St Buryan Crescent Kenton

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Staircase to first floor, built in cupboard, radiator.



SITTING ROOM 13'6 x 11'8 (4.11 x 3.56m)

Double glazed window to front, feature fireplace, radiator.

DINING ROOM/FAMILY ROOM 18'3 x 11'2 (5.56 x 3.40m)

Double glazed French door.

KITCHEN 24'8 x 7'6 (7.52 x 2.29m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, gas cooker point, door to garage, double glazed window to rear, double glazed door to rear.



FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE 11'8 x 11'2 (max) (3.56 x 3.40m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 11'0 x 9'3 (plus recess) (3.35 x 2.82m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'9 x 6'8 (to include bulkhead) (2.67 x 2.03m)

Double glazed window to front, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FAMILY BATHROOM

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

FRONT GARDEN

Block paved driveway.

REAR GARDEN

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

GARAGE

Integral, up and over door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: D

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