



Madron Close Kenton

An attractive 3 bedroom semi detached house constructed by Barratt homes tucked away in this pleasant leafy residential cul-de-sac. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings together with ground floor WC, en suite to master bedroom, private garden and 2 allocated parking spaces. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway with storage cupboard, WC and staircase leading to the first floor. There is a sitting room together with modern dining kitchen with French doors leading to the rear garden. To the first floor are 3 bedrooms, en suite to master and a family bathroom. Externally to the rear is a split level private garden with 2 allocated parking spaces to the front. The property benefits from UPVC double glazing and gas fired central heating.

Offers in the region of **£195,000**

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Madron Close Kenton

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Staircase to first floor, understairs cupboard with plumbing for automatic washer.

W.C.

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

SITTING ROOM 16'7 x 10'6 (5.05 x 3.20m)

Double glazed window to front and side, radiator.



DINING KITCHEN 16'7 x 13'5 (5.05 x 4.09m)

Fitted with a range of wall and base units, single drainer sink unit, double glazed French doors, built in electric oven, built in gas hob, extractor hood, space for automatic washer, wall mounted combination boiler, radiator, double glazed window.

FIRST FLOOR LANDING

Access to roof space via loft ladder.



BEDROOM ONE 14'3 x 13'4 (4.34 x 4.06m)

Double glazed windows, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, wash hand basin, low level WC; double glazed frosted window, extractor fan, radiator.

BEDROOM TWO 12'5 x 11'8 (3.78 x 3.56m)

Double glaze window, built in cupboard, radiator.

BEDROOM THREE 7'3 x 7'2 (2.21 x 2.18m)

Double glazed window, radiator.



BATHROOM/W.C.

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, radiator, extractor fan, double glazed frosted window.

TWO ALLOCATED PARKING SPACES TO FRONT

REAR GARDEN

Raised lawned area leading to patio area, fenced boundaries, gated access.

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas
 Broadband: Fibre
 Mobile Signal Coverage Blackspot: No
 Parking: 2 Allocated parking spaces

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.

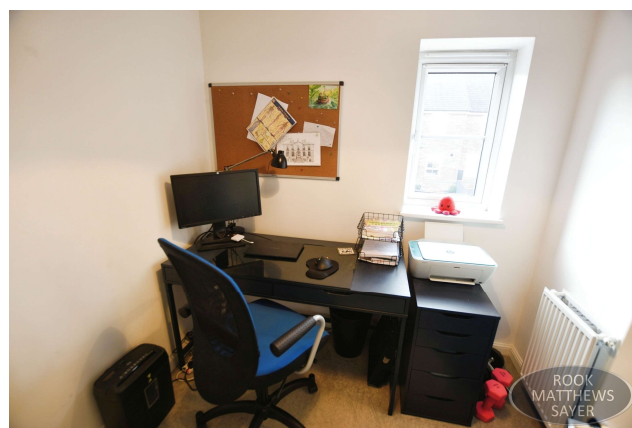
TENURE

155 years from 2015 (145 years remaining)
 Ground Rent: £85 per annum - Review Period: TBC - Increase Amount: TBC
 Service Charge: £210 per annum - Review Period: TBC - Increase Amount: TBC

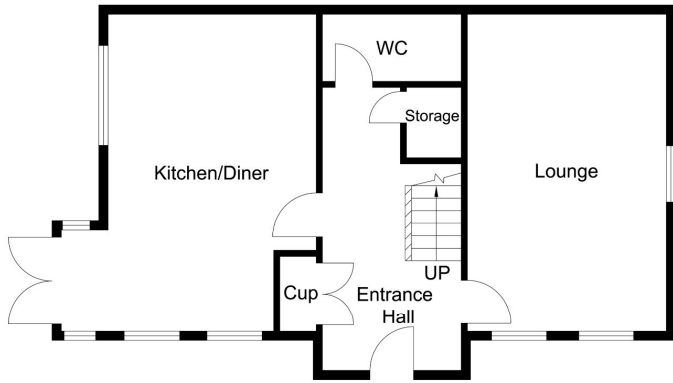
COUNCIL TAX BAND: C

EPC RATING: B

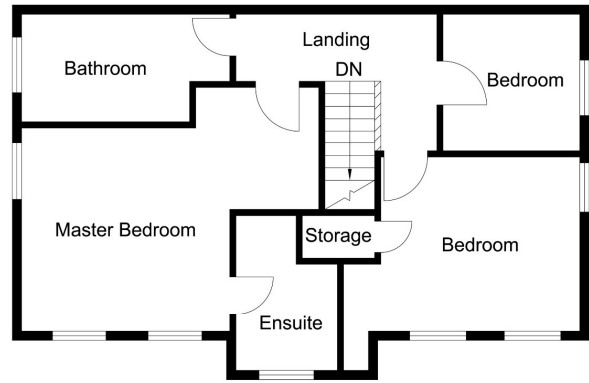
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Madron Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems 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.

16 Branches across the North-East

