



The Ridgeway | Kenton | NE3 4LP

Offers Over £260,000

An extended four-bedroom semi-detached family home offering spacious accommodation extending to over 1,400 sq ft. Ideally suited to a growing family, the property benefits from three versatile reception rooms and four well-proportioned bedrooms. Externally, there is a generous rear garden, a driveway providing off-street parking, and a single garage. Additional features include gas-fired central heating and double glazing throughout. Conveniently located, the property offers excellent access to the A1 motorway and is within easy reach of Gosforth High Street. There are frequent public transport links nearby, together with a good range of local shops, amenities, and well-regarded schools.

The accommodation briefly comprises an entrance lobby leading to a welcoming reception hallway with staircase to the first floor. To the front of the property is a dining room with bay window, while to the rear is a comfortable sitting room overlooking the garden. There is also a further reception room, ideal as a family room, home office, or playroom, together with an extended kitchen providing access to the garage. To the first floor are four good-sized bedrooms, a family bathroom, separate WC, and a large walk-in storage cupboard. Externally, the property boasts a generous rear garden with patio area, while to the front there is a driveway leading to the single garage.

RMS | Rook
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Sayer



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**Extended semi-detached
family home**

**Three versatile reception
rooms**

Over 1,400 sq ft

Four bedrooms

Generous rear garden

**Offers excellent access to the
A1 motorway**

For any more information regarding the property please contact us today

ENTRANCE LOBBY

Entrance door.

RECEPTION HALL

Part glazed entrance door, cloaks cupboard, staircase to first floor, panelled walls, double radiator.

DINING ROOM 15'1 (into bay) x 12'4 (4.60 x 3.76m)

Double glazed bay window, fireplace, coving to ceiling, double radiator.

SITTING ROOM 17'3 x 12'4 (5.26 x 3.76m)

Double glazed bay window, fireplace, coving to ceiling, double glazed door, double radiator.

RECEPTION ROOM 15'7 x 7'11 (4.75 x 2.41m)

Double glazed patio door, cupboard, double radiator.

KITCHEN 16'5 x 7'4 (5.00 x 2.24m)

Fitted with a range of wall and base units, double drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, integrated fridge, freezer and microwave, tiled splash back, radiator, door to garage, double glazed window to rear.

FIRST FLOOR LANDING

Access to roof space, walk in storage cupboard.

W.C.

Low level WC, pedestal wash hand basin.

BEDROOM ONE 15'6 x 10'1 (to wardrobes) (4.72 x 3.07m)

Double glazed bay window to front, fitted wardrobes, mirror fronted sliding doors, radiator.

BEDROOM TWO 17'6 x 10'3 (to wardrobes) (5.33 x 3.12m)

Double glazed window to rear, fitted wardrobes, mirror fronted sliding doors.

BEDROOM THREE 8'9 x 6'1 (2.67 x 1.85m)

Double glazed window to front, radiator.

BEDROOM FOUR 14'6 x 7'3 (4.42 x 2.21m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Panelled bath, pedestal wash hand basin, step in shower, low level WC, bidet, tiled walls, radiator, double glazed frosted window to rear.

FRONT GARDEN

Mainly paved, driveway.

REAR GARDEN

Paved area, fenced boundaries, raised patio area.

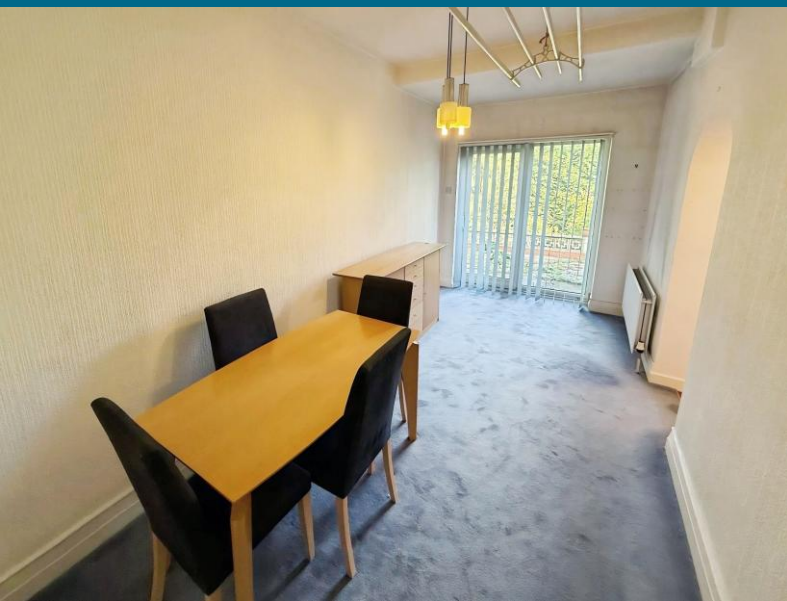
GARAGE

Integral, up and over door.

T: 0191 284 7999

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

AGENTS NOTE

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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.