



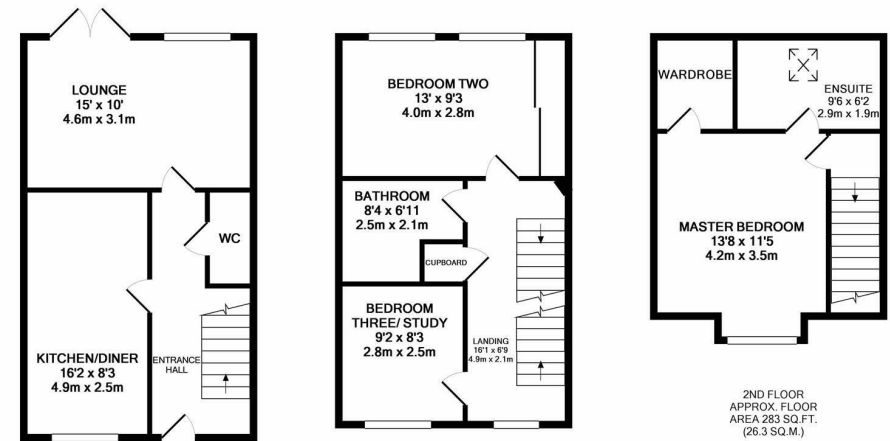
With a south-west facing rear garden and no onward chain! This three bedroom three storey mid-terrace is ideally positioned on Ashover Road within Central Grange, Kenton. Perfectly placed for immediate access to the A1, the shops and facilities at Kingston Park and further transport links to Gosforth and Newcastle city centre.

The accommodation briefly comprises: entrance hall with stairs to first floor and under-stairs WC; lounge with French doors leading out to the rear garden; kitchen diner with a range of fitted units and work surfaces. The first floor landing with storage gives access to; bedroom two with dual windows and sliding door wardrobe storage; bedroom three/study; bathroom complete with three piece suite. To the second floor, bedroom one measuring 13ft with dormer window, generous wardrobe storage and access to an en-suite shower room, complete with three piece suite. Externally, a gravelled front garden with planting and to the rear, an enclosed south-west facing garden laid to both lawn and paving with a patio seating area, planting and fenced boundaries. Offered to the market with no onward chain, early viewings are advised!

Three Storey Mid-Terrace | Three Bedrooms | 1,057 Sq ft (98.2m<sup>2</sup>) | Lounge | Kitchen Diner | Downstairs WC | 1st Floor Bathroom | 2nd Floor En-Suite Shower Room | Front Garden | South-West Facing Rear Garden | GCH & DG | No Onward



Chain | Freehold | Council Tax Band C | EPC: C



GROUND FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)  
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.  
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