



Well presented throughout with a 22ft open plan kitchen diner! This stylish semi-detached family home is ideally located on the north-west backing side of The Rise, Kenton. Close to excellent local schools, The Rise, a quiet street, just off The Ridgeway provides perfect family accommodation close to the cafés, restaurants and shops of Gosforth High Street.

The accommodation briefly comprises: entrance hall with stairs to first floor; sitting room with feature wood burning stove and walk in bay, open to an impressive 22ft open plan kitchen diner with French doors on to the garden, walk in bay, feature fireplace and storage cupboard, kitchen area with a range of fitted units, work surfaces, Belfast sink unit and spot lighting; utility room with rear door access to the garden. The first floor landing gives access to; bedroom one with fitted wardrobe storage and access to an en-suite shower room; bedroom two with fitted wardrobe storage and walk in bay; bedroom three; family bathroom complete with four piece suite including a free standing roll top bath and spot lighting. Externally, a shared block paved front driveway providing multi-vehicle off-street parking, leading to the 14ft garage providing further parking/storage. To the rear, a generous north-west facing garden laid mainly to lawn with a mixture of planting including mature trees, a paved patio area, all enclosed with fenced boundaries. Early viewings are advised to appreciate the accommodation on offer!

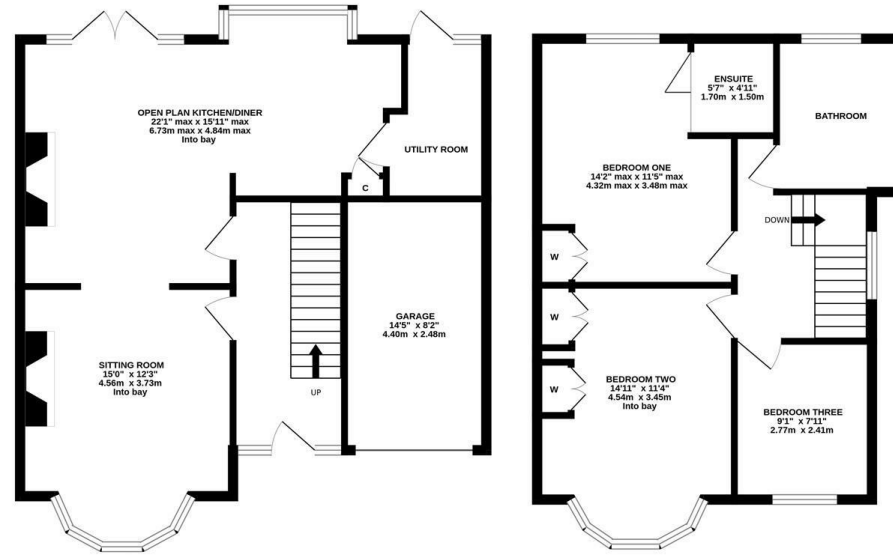
Semi-Detached Family Home | 1,217 Sq ft (113.1m²) | Three Bedrooms | Sitting Room | Impressive 22ft Open Plan Kitchen Diner | Utility Room | Family Bathroom & En-Suite Shower Room | Multi-Vehicle Driveway (Part Shared) | Garage | Generous North-West Facing Rear Garden | GCH | Cul-De-Sac Location | Freehold | Council Tax Band C | EPC: C

Offers Over £325,000



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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