



WELL PRESENTED SEMI-DETACHED FAMILY HOME WITH A SOUTH FACING REAR GARDEN!
 This three bedroom semi-detached family home ideally located on the south backing side of Southwood Gardens, Kenton. Situated close to excellent local schools, Southwood Gardens tucked behind Kenton Lane, provides perfect family accommodation with immediate access to the A1 western bypass and close to the cafés, restaurants and shops of Gosforth High Street.

Boasting almost 1,300 Sq ft, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor and half landing storage cupboard; sitting room with walk in bay, feature wood burning stove and stripped wood flooring, open to dining room with walk in bay, feature fireplace and stripped wood flooring; kitchen with fitted units, hardwood work surfaces, some integrated appliances and Belfast sink unit; utility room with front and rear double door access to the rear garden and integral garage. The first floor landing gives access to; three bedrooms, all with walk in bays and bedrooms one and two both with fitted wardrobe storage; stylish family bathroom complete with four piece suite including a free standing bath, step in shower and spot lighting.

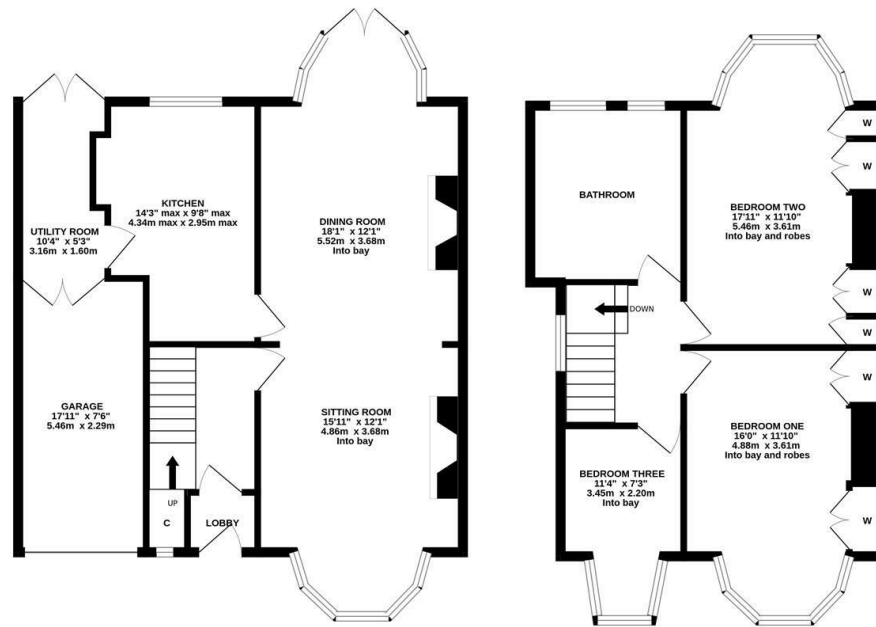
Externally to the front, a driveway providing off-street parking, leading to and lawned garden to the front, with a mixture of mature planting and a wall boundary. To the rear, a delightful south facing garden laid to both paving and artificial grass with a patio seating area, well stocked borders and both wall and fenced boundaries. Early viewings are advised to appreciate this great family home!

1930's Semi-Detached Family Home | Well Presented Throughout | 1,287 S1 ft (119.5m2) | Three Bedrooms | Sitting Room to Dining Room | Kitchen | Utility Room | Stylish Family Bathroom | Front Garden & Driveway | Garage | South Facing Rear Garden | GCH | Freehold | Council Tax Band C | EPC: D



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.5 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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Offers Over £325,000

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