



 Jan Forster



- Two Double Bedrooms
- Terraced Home
- No Onward Chain
- Freehold
- Must Be Viewed
- Investment Opportunity
- Great Location
- Enclosed Rear Garden
- Council Tax Band: A
- Video Tour Available





This delightful, two bedroom terraced house is positioned on the popular Kenton Road, a highly sought after residential area in Coxlodge. The property is currently tenanted and will appeal to investors.

Conveniently located close to many local amenities including well regarded schools, supermarkets and within walking distance to Gosforth High Street and Metro station. Further public transport links give excellent access to the A1 motorway and Kingston Park retail park.

Internally the property offers spacious accommodation throughout and briefly comprises:- entrance hall, lounge with feature fireplace, breakfasting kitchen spanning the width of the property with floor and wall units and providing access to the garden. To the first floor off the large landing there are two well proportioned bedrooms and a family bathroom with shower over the bath with separate WC. Further benefits include gas central heating and double glazing.

Externally the property benefits from front and rear gardens, the rear with corridor access. We anticipate an extremely high level of viewings on this fantastic family home. To arrange yours please call our sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band: A



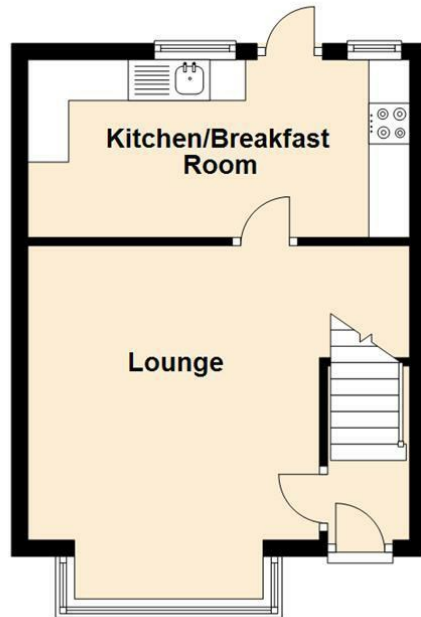
Lounge 15'1" x 14'7" (4.62 x 4.47)

Kitchen 15'1" x 6'11" (4.61 x 2.11)

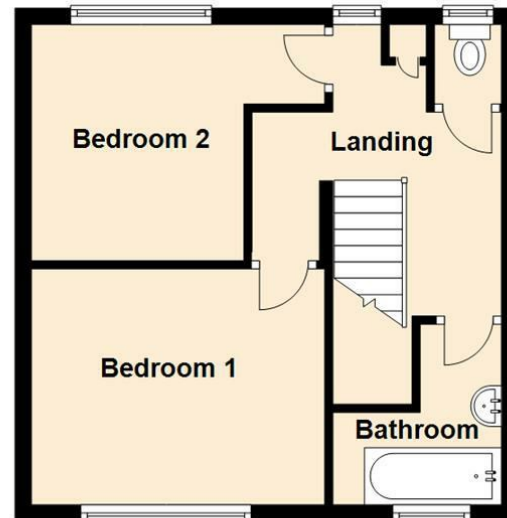
Bedroom One 11'6" x 9'5" (3.53 x 2.88)

Bedroom Two 10'0" x 8'11" (3.05 x 2.74)

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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