



 Jan Forster

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Millfield Avenue | Kenton | Newcastle Upon Tyne | NE3 4TB

Price £129,950



- Great Location
- Two Bedrooms
- Utility Room
- Close To Amenities
- Viewing Recommended
- Mid Terrace
- No Onward Chain
- Off Street Parking
- Freehold
- Call For More Information





Offered for sale with no onward chain, this two-bedroom, mid terraced home is positioned on Millfield Avenue on the ever-popular Montagu Estate, in Kenton.

The location is in a convenient position, within easy reach of a wide range of local amenities, schools, and excellent transport links. Kenton offers a strong sense of community along with convenient access to the city centre, A1 motorway, and nearby retail parks, including Kingston Park.

Internally the property briefly comprises to the ground floor: - entrance hallway, bright and airy lounge dining room, kitchen, and a handy utility room with access to a rear lobby along with both front and rear access. Off the landing to the first floor there are two generous bedrooms and there is a modern shower room and separate WC. Further benefits include gas central heating and double glazing.

Externally there is a gated driveway to the front for convenient off street parking and there is also a sizeable and easy to maintain paved garden to the rear with a greenhouse and lawned area.



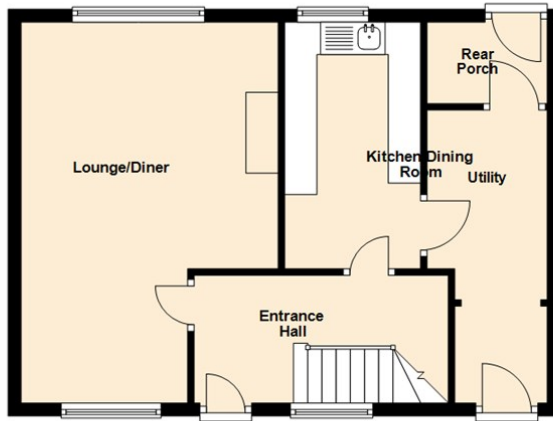
This property would make an ideal purchase for the first time buyer or growing family. For more information and to book your viewing please call our Gosforth branch on 0191 236 2070

Tenure

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

Council Tax band: A

Ground Floor



First Floor



Lounge 12'10" x 11'9" (3.93 x 3.59)

Dining Area 9'4" x 6'8" (2.85 x 2.04)

Kitchen 11'10" x 6'4" (3.62 x 1.94)

Bedroom One 11'3" x 11'11" (3.45 x 3.64)

Bedroom Two 11'11" x 9'8" (3.64 x 2.96)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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