



## Kenmore Crescent, Greenside, Tyne And Wear, NE40 4QY

This lovely feel two bedroom semi detached home on the quiet cul de sac street of Kenmore Crescent will be ideal for a range of buyers looking for a home within easy reach of surrounding villages and scenic country views! The property is accessed via entrance porch, leading to spacious lounge and open modern kitchen area. To the first floor there are two good sized bedrooms, the main bedroom featuring its own shower room en-suite and separate main family bathroom. There is also an added bonus of loft room for storage! Externally there are easy maintenance gardens to the front and back with on street parking. EPC Rating E. This is a property simply not to be missed out on get in touch today to arrange your viewing!



**\*\*\*CHAIN FREE\*\*\***

**Garden**

**Semi Detached**

**Quiet Cul De Sac Location**

**Two Bedrooms**

**EPC Rating E**

**£150,000**

**Porch** 7' 7" x 4' 0" (2.30m x 1.23m)

Entrance porch.

**Lounge** 17' 8" x 14' 2" (5.38m x 4.31m) *Max*

This lovely airy lounge features a bay window and modern media wall with open staircase and double doors to the kitchen.

**Kitchen** 17' 11" x 9' 8" (5.47m x 2.95m)

A spacious open plan kitchen with patio door access to the rear garden ideal for entertaining. Fitted with a range of wall and base units for storage and integrated oven/hob/grill.

**Bedroom 1** 12' 4" x 12' 0" (3.77m x 3.66m) *Max*

The main bedroom benefits its own shower room en-suite and built in wardrobe storage.

**En-Suite** 5' 4" x 4' 8" (1.62m x 1.41m)

Modern white suite hosting a walk in shower and wash basin.

**Bedroom 2** 10' 5" x 9' 10" (3.18m x 3.00m) *Max*

The second bedroom features a pleasant outlook over the enclosed rear garden and affords access to the loft.

**Bathroom** 6' 6" x 6' 6" (1.99m x 1.97m)

Modern white suite bathroom features a bath, W/C and wash basin.

**Loft Room** 13' 2" x 12' 2" (4.01m x 3.71m) *Max*

This bonus room is accessed via ladders and perfect bonus storage area with window enjoying the surrounding farmers field views. The loft room is currently being utilised as a home office.

### Externally

Externally there is a small low maintenance garden area to the front and enclosed garden to the rear ideal for entertaining. The property is an ideal location for commutes situated between Greenside and Ryton villages.

### Additional Information

Council tax band B. EPC Rating E. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

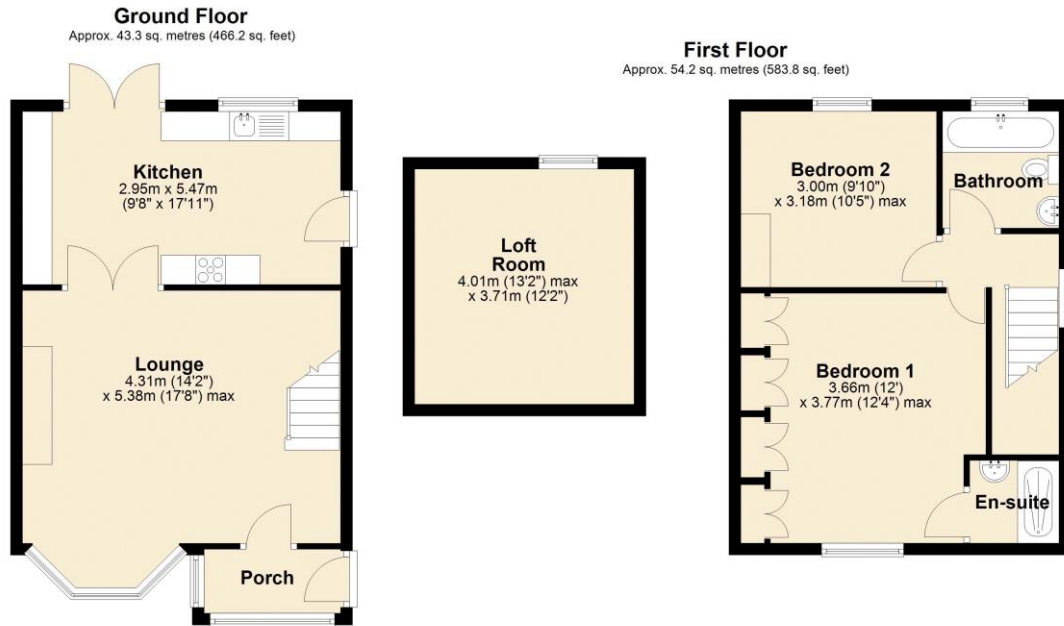
### Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



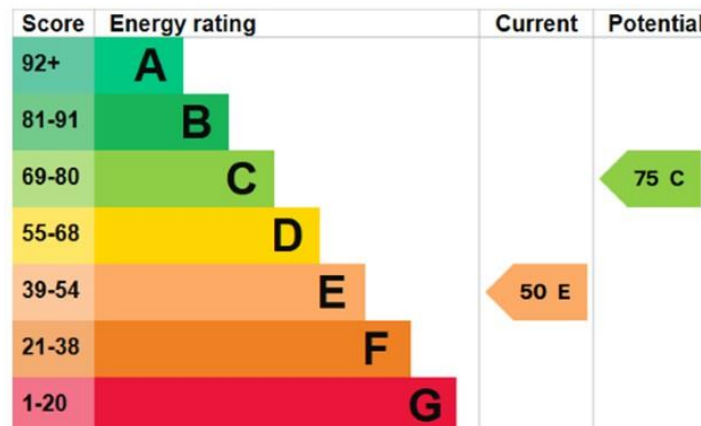


# Floorplan



Total area: approx. 97.5 sq. metres (1050.0 sq. feet)

## EPC Graph (full EPC available on request)



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