



17 Beechcroft

Kenton Road, Gosforth



SANDERSON
YOUNG



17 Beechcroft Kenton Road, Gosforth, NE3 4NB

Substantial & Beautifully Presented, Purpose Built Apartment Boasting Three Bedrooms, Generous Living Room with Open Aspect Views, Dining Room/Study, Well Equipped Kitchen, Enclosed Sun Terrace, Family Bathroom, Garage & Lift Access!

This wonderful apartment is ideally located to the second floor of the desirable Beechcroft, Gosforth. The apartment itself is ideally accessed from the Fernville Road entrance and is perfectly placed to the south backing block away from Kenton Road.

Price Guide:
Guide Price £320,000





Boasting in excess of 1,500 sq.ft of internal accommodation, the property comprises: Communal entrance hall with secure entry phone system and stairs and lift access to all floors | Private entrance hall at the second floor level | Generous entrance hall with fitted store cupboard | Open plan living area with west facing window and feature fireplace | The living area gives access to the private enclosed sun terrace with sliding windows and is perfect for enjoying the sunshine | Stylish kitchen with modern cabinetry/worktops and integrated appliances throughout | Dining room/study with fitted furnishings and bay window.

The hallway then leads through to the rear of the apartment and on to three bedrooms | Bedroom one is a large double with fitted storage and south facing window| Bedroom two is located to the rear and is another double room | Bedroom three is a smaller single bedroom with access onto the sunlounge | Well presented bathroom with four piece suite | Separate guest WC.

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Second Floor

Approx. 140.1 sq. metres (1507.7 sq. feet)



Total area: approx. 140.1 sq. metres (1507.7 sq. feet)
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Externally, the apartment enjoys the use of the well-presented communal gardens and both residents and visitors parking. The apartment also benefits from a private garage with up and over door.

Well-presented throughout, with double glazed windows and gas 'Combi' central heating system, this great, purpose-built apartment simply demands an early inspection and is offered with NO ONWARD CHAIN.

Services: Mains gas, electricity, water and drainage |
Tenure: Leasehold | Lease Remaining: 983 Years | Ground
Rent: NA | Service Charge: £2800 per annum | Council Tax:
Band D | Energy Performance Certificate Rating: C

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