



3



1



2

- 3 Bedroom Semi Detached House
- Modern Shower Room
- Sealed Unit Double Glazed Window
- EPC TBC | Council Tax Band C

- 2 Reception Rooms
- Good Size South Facing Garden
- Freehold

- Downstairs w/c
- Gas Central Heating
- Driveway and Garage

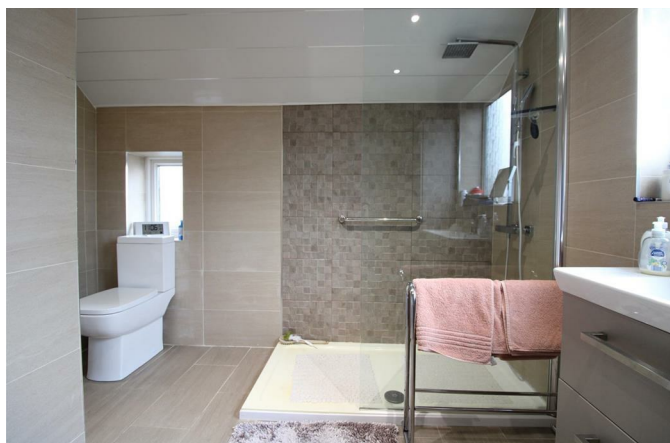
3 bedroom semi detached house with a lovely south facing garden, situated on the sought after location on Kenton Lane. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Porch with panelled walls and a Delph rack, Internal Hallway with panelled walls, Delph rack, storage cupboard and stairs. Lounge with a feature fireplace, bay window with door leading to the rear garden, coving to the ceiling, picture rail and wall lights. Diner with bay window to the front aspect, laminate flooring, Delph rack, feature fireplace with tiled hearth and a living flame effect gas fire. Kitchen with a good range of wall and base units, wooden work top surface, Belfast style sink, tiled splash backs, gas cooker point, laminate flooring, wall mounted boiler. Utility Area plumbed for washing machine, panelled ceiling with inset spotlights, laminate flooring, door to the rear garden. Downstairs w/c, with low level w/c and tiled flooring. Half Landing with a dual aspect leaded light window. Landing with Panelled walls and a loft hatch with pull down ladders to a part boarded loft. Bedroom 1 has laminate flooring, picture rail and coving to the ceiling. Bedroom 2 has a bay window, part panelled walls and coving to the ceiling. Bedroom 3 has laminate flooring and coving to the ceiling. Shower Room with a walk-in main shower, vanity unit with a wash hand basin, low level w/c, tiled flooring, panelled ceiling with inset spot lights, heated towel rail and under floor heating.

Externally to the front there is a gravelled garden and a block paved drive leading to a single garage via an electric roller door. To the rear there is a lovely south facing garden which is mainly lawned with decking and paved areas.

This property is situated within a sought after and well established residential area, well placed for schools and with good road and public transport links into Gosforth, the city and other surrounding areas.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential C

Council Tax Band: C

Distance from Kenton School: 0.3 miles

Distance from Fawdon Metro Station: 1.2 miles

Distance from Newcastle City Centre: 3.4 miles

Please note all sizes and distances are approximate.

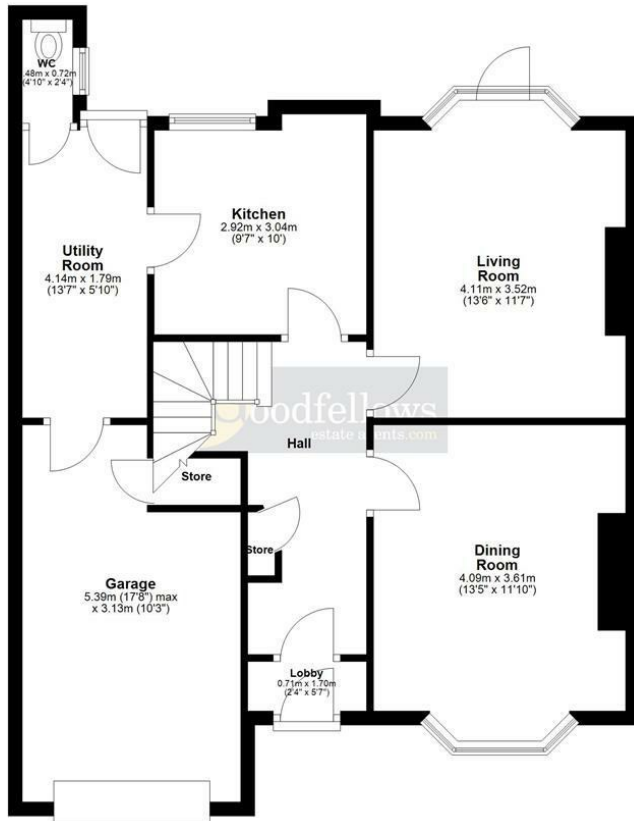


**2024
WINNERS**

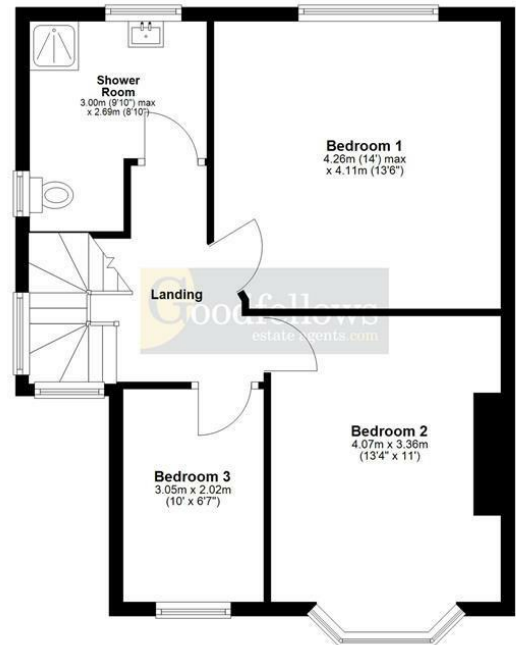
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Verified reviews from our clients

Ground Floor



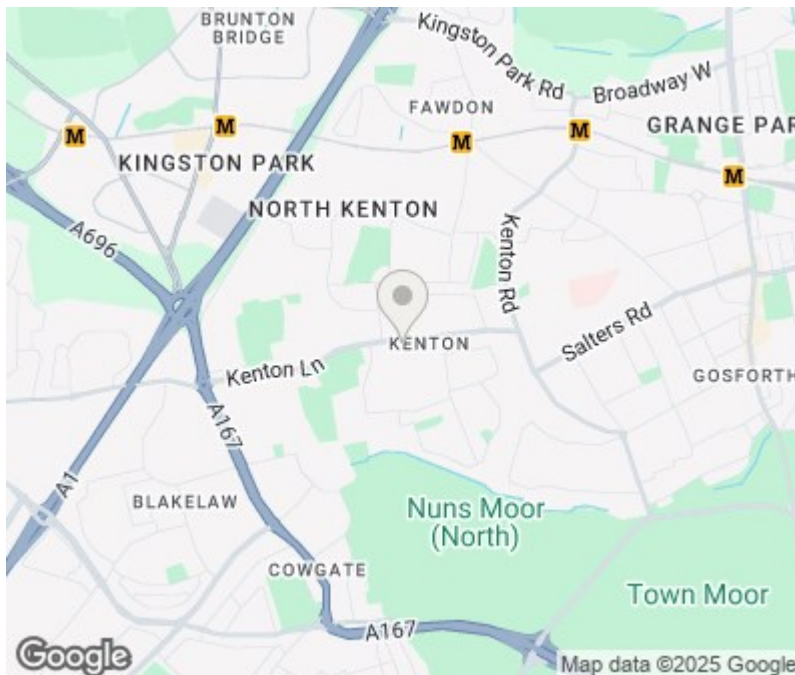
First Floor



Total area: approx. 130.0 sq. metres (1399.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.