

The Riding Kenton

A superb fully modernised, remodelled and extended semi detached house located within this popular residential street just off Kenton Lane. The property offers ideal family accommodation and benefits from a range of quality fixtures and fittings throughout. Key features include ground floor WC, extended dining kitchen, two ground floor reception rooms, quality fitted bathroom suite with walk-in shower, private garden, ample off street parking, and attached garage. There is also the addition of UPVC double glazing, upgraded gas fired central heating and security alarm. There are frequent transport links nearby as well as local shops and schools. Gosforth High Street and the A1 motorway are close by.

Offers Over **£320,000**



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The Riding Kenton

ENTRANCE DOOR LEADS TO: ENTRANCE HALL Part glazed entrance door, staircase to first floor.

W.C. Low level WC, wash hand basin.

SITTING ROOM 13'8 x 12'0 (4.17 x 3.66m) Double glazed bay window to front.

DINING AREA 12'2 x 8'3 (3.71 x 2.51m) Double glazed windows, vaulted ceiling with Velux windows

FAMILY ROOM 10'4 x 7'10 (3.15 x 2.39m) Double glazed window to rear, radiator, door to garage.

DINING KITCHEN 19'2 x 12'8 (5.84 x 3.86m)

Double glazed French door to rear, fitted with a range of high gloss wall and base units with centre island, built in electric oven, built in electric hob, extractor hood, integrated fridge, freezer, dishwasher and microwave, radiator, door to family room.

FIRST FLOOR LANDING

Access to a fully boarded loft space via loft ladder.

BEDROOM ONE 14'1 x 11'2 (4.29 x 3.40m) Double glazed bay window to front, radiator.

BEDROOM TWO 12'2 x 11'2 (3.71 x 3.40m) Double glazed window to rear, radiator.

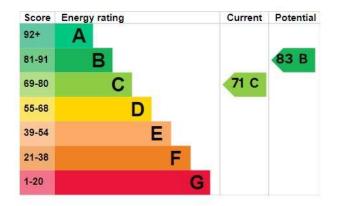
BEDROOM THREE 8'0 x 7'1 (2.44 x 2.16m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Free standing roll top bath, glass fronted walk-in shower, wash hand basin, set in vanity units, low level WC, tiled flooring with under floor heating, double glazed frosted windows.





FRONT GARDEN Tarmac driveway to front.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal Coverage Blackspot: No Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C EPC RATING: C

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