



## Southwood Gardens Kenton

A superb 4 bedroom extended semi detached house with lovely southerly facing garden located within this popular residential road just off Kenton Lane. The property has been extended and remodelled to offer generous accommodation throughout boasting in excess 1300 sq ft floor area. Key features include to the ground floor WC, 2 generous reception rooms, large conservatory, quality fitted kitchen and utility. To the first floor are 4 good size bedrooms, en suite to master and a family bathroom. There is a lovely private southerly facing garden to the rear together with ample off street parking to the front. Additional features include gas fired central heating and UPVC double glazing. The property is well positioned for easy access into central Gosforth. There are frequent transport links nearby as well as local shops, schools and amenities. The A1 motorway is a short distance away.

Offers Over **£350,000**

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front.

### ENTRANCE HALL

Staircase to first floor, understairs cupboard, radiator.

### W.C.

Low level WC, wash hand basin with set in vanity unit, extractor fan, radiator.



### SITTING ROOM 16'2 (into bay) x 12'0 (into alcove) (4.93 x 3.66m)

Double glazed bay window to front, cast iron fireplace, coving to ceiling, ceiling rose, radiator.

### DINING ROOM 12'11 x 11'11 (into alcove) (3.94 x 3.63m)

Bi-folding doors to conservatory, fitted shelves and cupboards to alcove, laminate flooring.

### CONSERVATORY 11'3 x 11'0 (3.43 x 3.35m)

Double glazed windows to rear and side, double glazed French door, tiled floor.



### BREAKFAST KITCHEN (L-SHAPED) 18'4 x 6'9 – 15'2 x 8'0 (5.59 x 2.06m – 4.62 x 2.44m)

Fitted with a range of wall and base units, single drainer sink unit, door to utility, gas cooker point, double glazed French doors, to rear garden, laminate flooring, double glazed window to rear.

### UTILITY

Base unit, sink unit, space for automatic washer, combination boiler, double glazed window to front.

### FIRST FLOOR LANDING

Access to roof space via loft ladder.

### BEDROOM ONE 16'6 x 6'0 (5.03 x 1.83m)

Double glazed window to front, fitted wardrobes with sliding doors, radiator.

### EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, wash hand basin with set in vanity units, low level WC. Tiled floor, heated towel rail, double glazed frosted window to rear, extractor fan.



### BEDROOM TWO 16'10 (into bay) x 9'5 (5.13 x 2.87m)

Double glazed bay window to front, fitted wardrobes, radiator.

### BEDROOM THREE 13'0 x 11'9 (into alcove) (3.96 x 3.58m)

Double glazed window, radiator.

### BEDROOM FOUR 7'7 x 6'0 (2.31 x 1.83m)

Double glazed window, radiator.

### **FAMILY BATHROOM**

Three piece suite comprising: panelled bath, wash hand basin with set in vanity unit, low level WC, tiled flooring, double glazed frosted windows to rear.

### **FRONT GARDEN**

Lawned area, driveway.

### **REAR GARDEN**

Laid mainly to lawn, patio, southerly facing, fenced boundaries.

### **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: D**

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