



Southwood Gardens

Kenton

An opportunity to purchase this fabulous traditional 4 bedroom semi detached house presented the highest of standards. The property benefits from a lovely southerly facing garden to the rear together with en suite to master bedroom and a loft conversion. It is ideally suited for a growing family and is well placed for local schools, shops, amenities and transport links. Gosforth High Street is a short distance away.

Briefly comprising entrance hallway with tiled flooring and staircase leading to the first floor. There is a front facing dining room with bay window with partial glazed doors leading to the sitting room with feature fireplace and bay window overlooking the rear garden. There is a good size fully fitted kitchen which leads to the utility and garage. To the first floor are 3 bedrooms with fitted wardrobes and en suite shower to the master. There is also a family bathroom with separate shower. To the second floor is an additional bedroom with dormer window, fitted wardrobes and Velux windows. Externally to the rear is a lovely southerly facing garden with raised borders and patio area. To the front is a driveway leading to an attached garage with electronically operated roller door. Additional features include gas fired central heating and UPVC double glazing.

Guide Price £360,000

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed composite entrance door, double glazed window, tiled floor, staircase to first floor with spindle banister, understairs cupboard, radiator.

SITTING ROOM 16'10 x 12'1 (into alcove) (5.13 x 3.68m)

Double glazed bay window to rear, feature fireplace, picture rail, coving to ceiling, double glazed door to rear garden.



DINING ROOM 15'3 (into bay) x 12'2 (into alcove) (4.65 x 3.71m)

Double glazed bay window to front, radiator.

KITCHEN 9'11 x 9'5 (plus doorway) (3.02 x 2.87m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, tiled splash back, radiator, double glazed window to rear, integrated dishwasher and fridge, door to utility.

UTILITY

Double glazed window.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Staircase to 2nd floor with spindle banister.

BEDROOM ONE 17'6 (into bay) x 10'1 (to wardrobes) (5.33 x 3.07m)

Double glazed bay window to rear, fitted wardrobes, dado rail, coving to ceiling, radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, wash hand basin with set in vanity unit, low level WC, shaver point, heated towel rail, double glazed frosted window to rear, extractor fan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

BEDROOM TWO 15'9 (into bay) x 12'2 (into alcove) (4.80 x 3.71m)

Double glazed window to front, coving to ceiling, radiator.

BEDROOM THREE 11'0 (into bay) x 6'11 (3.35 x 2.11m)

Double glazed bay window to front, coving to ceiling, double radiator.

SECOND FLOOR LANDING

Double glazed window.

BEDROOM FOUR 14'7 (max) x 16'6 (max with sloping ceiling) (4.45 x 5.03m)

Velux windows, fitted wardrobes, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC; part tiled walls, tiled floor, two heated towel rails, double glazed frosted window to rear.

FRONT GARDEN

Mainly paved, driveway.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, raised borders.

GARAGE

Electric roller door, combination boiler, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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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