



## Kenton Road

### Kenton

A traditional 3 bedroom semi detached house located within close proximity to central Gosforth. The property benefits from a pleasant westerly facing garden to the rear, good size conservatory, ground floor WC and attached garage. Briefly comprising entrance hallway with staircase leading to the first floor, there are 2 reception rooms together with a utility which leads to the kitchen. To the first floor are 3 bedrooms together with family bathroom with shower. Externally to the rear is a private garden with driveway to the front. Additional features include double glazing and gas fired central heating via combination boiler.

Guide Price **£280,000**

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### ENTRANCE DOOR LEADS TO:

#### RECEPTION HALL

Part glazed entrance door, double glazed windows, staircase to first floor with spindle banister, radiator.

#### SITTING ROOM 14'0 (into bay) x 13'9 (into alcove) (4.27 x 4.19m)

Double glazed bay window, feature fireplace, coving to ceiling, radiator.



#### DINING ROOM 10'10 x 13'11 (into alcove) (3.30 x 4.24m)

Double glazed door to conservatory, feature fireplace, picture rail, coving to ceiling, ceiling rose.

#### RECEPTION ROOM 7'11 x 7'6 (2.41 x 2.29m)

Double glazed window to rear, tiled floor, radiator.

#### CONSERVATORY 10'0 x 9'7 (3.05 x 2.92m)

Double glazed windows to rear and side, tiled floor.



#### KITCHEN 9'0 x 7'2 (2.74 x 2.18m)

Fitted with a range of wall and base cupboards, 1 ½ bowl sink unit, gas cooker point, space for automatic washer, radiator, door to garage, double glazed window to rear, double glazed door to rear.

#### HALF LANDING

Double glazed window.

#### FIRST FLOOR LANDING

Access to roof space.

#### BEDROOM ONE 14'5 (into bay) x 11'9 (plus alcove) (4.39 x 3.58m)

Double glazed bay window to front, built in cupboard, radiator.



#### BEDROOM TWO 10'10 x 10'0 (plus alcove) (3.30 x 3.05m)

Double glazed window to rear, fitted wardrobes, radiator.

#### BEDROOM THREE 9'1 x 7'6 (2.77 x 2.29m)

Double glazed window to front, radiator.



## FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splash back, tiled floor, radiator, double glazed frosted window to side and rear.

## FRONT GARDEN

Mainly paved, hedged boundaries, driveway.

## REAR GARDEN

Mainly paved, flower, tree and shrub borders, fenced boundaries, westerly facing garden.

## GARAGE

Attached WC, combination boiler.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		







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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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