

Mountfield Gardens | Kenton | NE3 3DD

# Offers Over £285,000

An opportunity to purchase this larger style traditional semi detached house located within this popular residential road just off Kenton Lane. The property offers generous accommodation with two large reception rooms to the ground floor, extended kitchen and ground floor WC. There are 3 good size bedrooms to the first floor together with a family bathroom with shower. To the rear is a lovely mature garden with raised patio area whilst to the front is ample off street parking together with an attached garage. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler. There are frequent transport links nearby as well as local schools, shops and amenities. Gosforth High Street and the A1 motorway are both within a short distance away.





Larger style traditional semi detached house

3 good size bedrooms

Lovely mature garden with raised patio area

2 large reception rooms

Ample off street parking

Frequent transport links nearby

For any more information regarding the property please contact us today

# ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door, courtesy light.

#### **ENTRANCE HALL**

Part glazed entrance door, cloaks cupboard, staircase to first floor, radiator

**DINING ROOM 15'6 (into bay) x 13'0 (into alcove) (4.72 x 3.96m)**Double glazed bay window to front, feature fireplace, coving to ceiling, radiator.

# SITTING ROOM 15'6 x 12'11 (into alcove) (4.72 x 3.94m) Double glazed window to rear, marble fireplace, coving to ceiling, double glazed door, radiator.

#### KITCHEN 15'6 x 11'1 (max) (15'6 x 3.38m)

Fitted with a range of wall and base units, built in double oven, built in gas hob, extractor hood, space for automatic washer, fridge, freezer and dishwasher, tiled splash back, wall mounted combination boiler, radiator, door to garage, double glazed window to side and rear, double glazed door to rear.

## UTILITY

### HALF LANDING

Stained glass window.

### FIRST FLOOR LANDING

Access to roof space.

# BEDROOM ONE 16'10 (into bay) x 10'6 (to wardrobe) (5.13 x 3.20m)

Double glazed bay window to front, fitted bedroom furniture, fitted wardrobes, cupboards over, dressing table, radiator.

# BEDROOM TWO 14'10 x 12'8 (into alcove) (4.52 x 3.86m) Double glazed window to rear, radiator.

BEDROOM THREE 11'4 (into bay) x 7'9 (3.45 x 2.36m)

Double glazed bay window to front, radiator.

## FAMILY BATHROOM

Corner bath, pedestal wash hand basin, step ins shower cubicle, part tiled walls, radiator, double glazed frosted window.

## SEPARATE W.C.

Low level WC, part tiled walls, double glazed frosted window.

#### **FRONT GARDEN**

Paved driveway, planted borders.

#### REAR GARDEN

Lawned area, raised patio, flower, tree and shrub borders, fenced boundaries.

### GARAGE

Up and over door.

















#### 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.

#### **AGENTS NOTE**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

#### **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

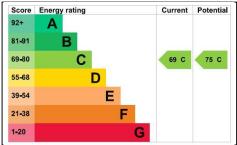
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