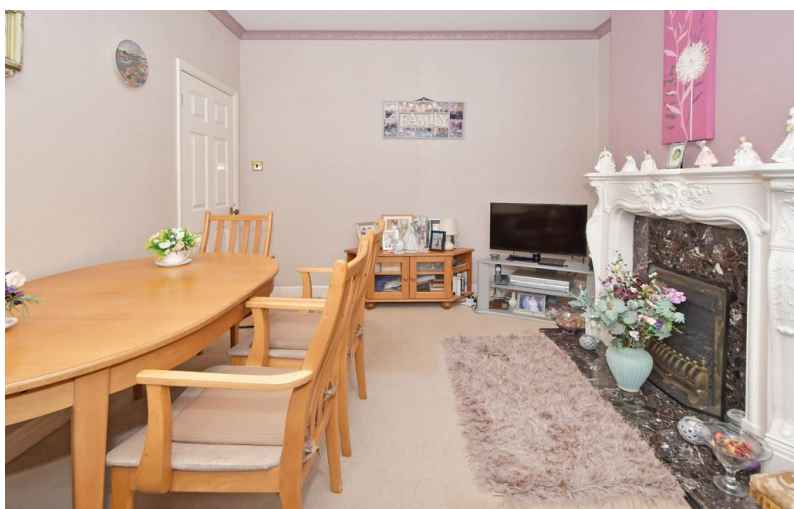


FOR SALE



Kenilworth Grove, May Bank, Newcastle

4 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £280,000


MARTIN&CO



Kenilworth Grove, May Bank, Newcastle

4 Bedrooms, 1 Bathroom

Offers In Excess Of £280,000

- Four spacious bedrooms
- Three reception rooms
- Sought after location
- Proximity to excellent schools
- Close to green spaces

OVERVIEW Welcome to this charming semi-detached house, up for grabs and brimming with potential. It's an exciting opportunity for those keen to make their mark on a property that needs a little modernising.

This delightful home boasts four bedrooms, three of which are generous doubles, with the added benefit of fitted wardrobes in three of them. The fourth bedroom is a cosy single, perfect for a study or children's room.

You'll be spoilt for choice with not one, not two, but three reception rooms. The first of these is a warm and inviting space with a traditional fireplace that adds a touch of charm. The second reception room is a light-filled haven with a view and access to the garden, ideal for summer entertainments. The third reception room also offers access to the garden, and it is separate, providing a quiet retreat.

The house also includes a functional kitchen, ready for you to whip up your favourite meals.

And let's not forget the location. Nestled in a sought-after area with public transport links, local amenities, and excellent schools nearby, it's a dream come true for families. Plus, for those who love the great outdoors, green spaces and parks are just a stone's throw away.

Don't miss this chance to create your dream home.

ENTRANCE HALL 16' 11" x 5' 11" (5.17m x 1.82m)
Entered via a UPVC front door with glazed side panels, stairs to first floor with storage cupboard under, radiator.

DINING ROOM 13' 5" x 10' 4" (4.11m x 3.17m) Living
flame gas fire with ornate surround and marble inset and hearth, double glazed window to the front elevation, radiator.





LOUNGE 13' 11" x 10' 4" (4.25m x 3.17m) Living flame gas fire with Adams style surround and ornate tiled inset and hearth, double glazed French doors with glazed side panels opening onto the rear garden, radiator.

FAMILY ROOM 16' 11" x 8' 1" (5.17m x 2.47m) Double glazed window to the front elevation, patio doors opening onto the rear garden, gas fire with feature surround and marble inset and hearth, radiator.

KITCHEN 15' 1" x 5' 7" (4.60m x 1.71m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, double oven, integrated oven and hob, space for appliances, dual aspect double glazed windows to the rear and side elevations.

SIDE PORCH 6' 2" x 2' 11" (1.88m x 0.90m) Dual aspect double glazed windows to the front and side elevations, door giving access to the rear garden.

BEDROOM 11' 1" x 10' 4" (3.40m x 3.17m) Having fitted wardrobes, double glazed window to the front elevation, radiator.

BEROOM 11' 5" x 10' 4" (3.50m x 3.17m) Having fitted wardrobes, double glazed window to the rear elevation, radiator.

BEDROOM 14' 5" x 7' 11" (4.40m x 2.43m) Having fitted wardrobes, dual aspect double glazed windows to the front and rear elevations, radiator.

BEDROOM 6' 11" x 5' 11" (2.11m x 1.82m) Double glazed window to the front elevation radiator.

BATHROOM 8' 0" x 5' 9" (2.46m x 1.77m) Comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the rear elevation, airing cupboard, radiator.



EXTERNAL The property is approached via a block paved driveway with provides ample driveway parking. An access to the side of the property leads through to an enclosed garden with paved patio and lawned garden.



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All measurements are approximate and for display purposes only

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