



 **Jan Forster**

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Whitgrave Road | Kenton | Newcastle Upon Tyne | NE5 3XJ

Price £145,000



- Ideal First Time Buy
- Two Double Bedrooms
- Rear Garden
- Freehold
- Viewing Recommended
- Mid-Terraced Home
- Off Street Parking
- Utility Room
- Close To Amenities
- Call For More Information





Located on Whitgrave Road in Kenton, this charming two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, young families, or those seeking to downsize. Offering well-proportioned accommodation, the property combines comfort and convenience in a popular residential setting.

Situated just a short distance from a wide range of local shops, food vendors, and green spaces, the property enjoys a convenient setting for easy access to everyday essentials and vibrant community amenities. The area also benefits from well-regarded schools nearby and excellent transport links, including the A1, offering quick and easy connections throughout the region.

The accommodation comprises an entrance hallway leading to a bright and airy dual-aspect lounge/dining room featuring a bay window, and a well-appointed kitchen with newly fitted units and a breakfast bar. There is also a handy utility room with French door access to the rear. Upstairs, the first floor offers two generously sized double bedrooms, a bathroom, and a separate WC. The home benefits from double glazing, gas central heating via a recently installed boiler and newly fitted flooring throughout. The roof was also replaced in March 2025.

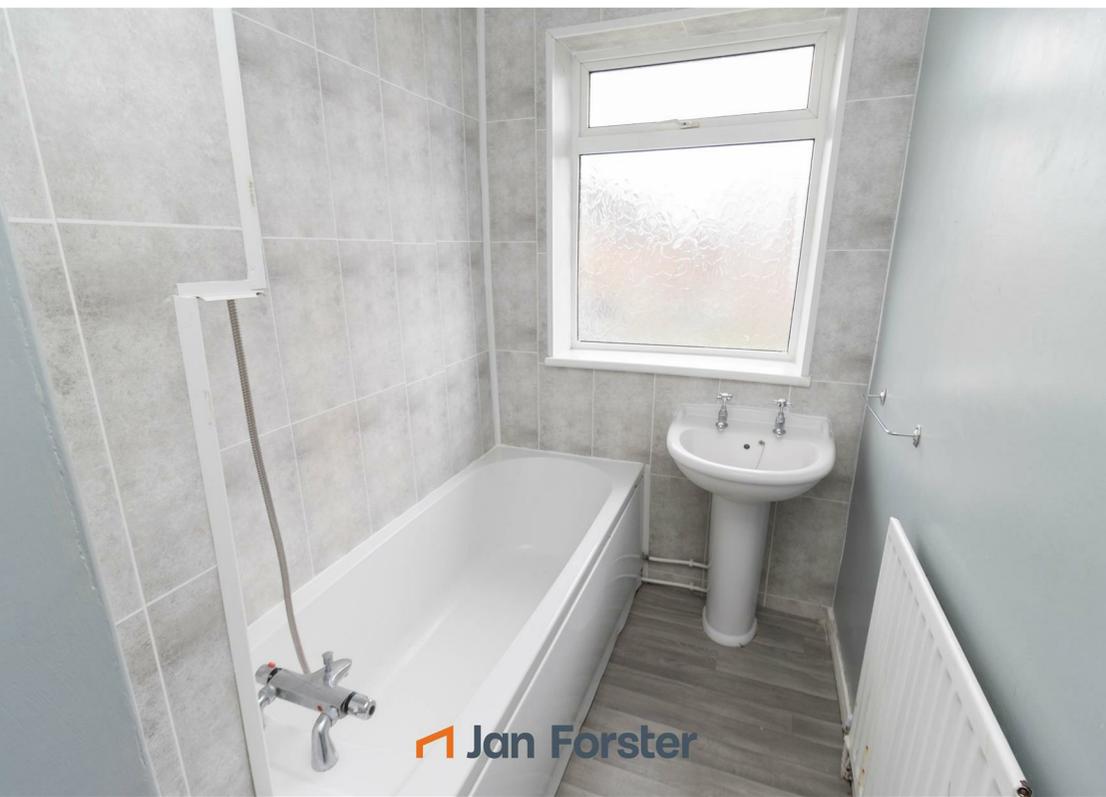
Externally, there is a driveway to the front of the property, while the rear boasts a split-level garden with a patio area and lawn - ideal for relaxing or entertaining.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A



Ground Floor



First Floor



Lounge 12'10" x 11'9" (3.93 x 3.59)

Dining Area 9'4" x 6'8" (2.85 x 2.04)

Kitchen 11'10" x 6'4" (3.62 x 1.94)

Bedroom One 11'3" x 11'11" (3.45 x 3.64)

Bedroom Two 11'11" x 9'8" (3.64 x 2.96)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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