



 **Jan Forster**

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Saxondale Road | Kenton | Newcastle Upon Tyne | NE3 3RH

Price £180,000



- Popular Location
- Mid Terrace Home
- Entrance Porch
- Log Burner
- Early Viewing Recommended
- Three Bedrooms
- No Upper Chain
- Front and Rear Gardens
- Freehold
- Call For More Information





Offered for sale with no upper chain, this well presented, three-bedroom, mid-terrace home provides spacious and versatile family accommodation in a highly sought-after residential location on Saxondale Road, Kenton.

The location is close to a wide range of local amenities, well-regarded schools, and excellent transport links. Further shopping, leisure, and retail facilities can be found nearby in Gosforth and at Kingston Park Retail Park, making this an excellent opportunity for families, first-time buyers, and investors alike.

The property benefits from a welcoming porch entrance leading into well-proportioned living accommodation, including a bright and airy lounge dining room featuring an attractive log burner, creating a warm and inviting focal point, while French doors open directly onto the rear garden.

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace, and provides direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms together with a modern shower room, and a separate WC, providing comfortable accommodation for a growing family.

Externally, the property features an attractive block-paved frontage with on-street parking available. To the rear is a well-maintained garden incorporating a patio area, lawn, and decking, providing excellent space for relaxing or entertaining in the warmer months. A useful storage shed offers additional practicality and outdoor storage.

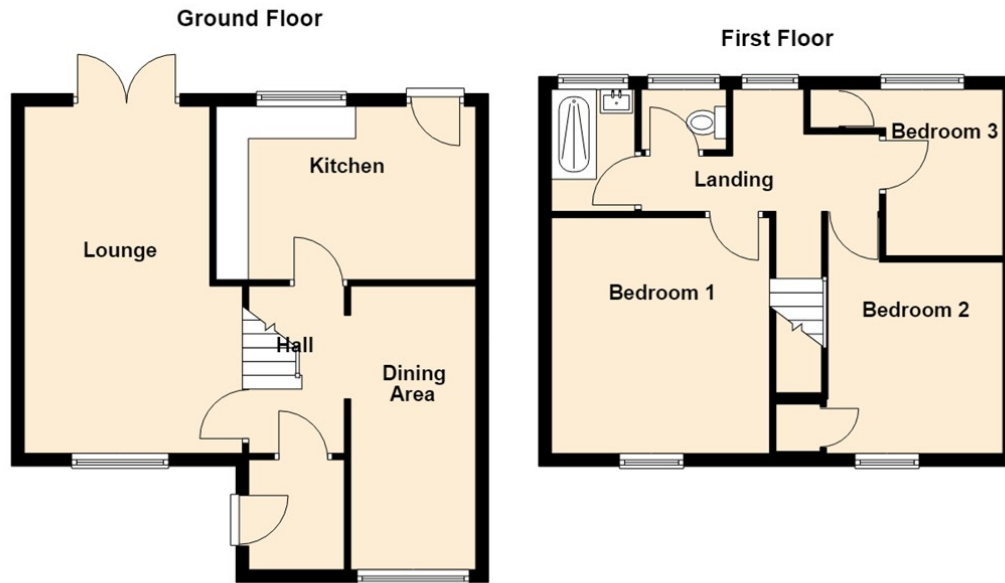
Viewing is highly recommended to fully appreciate the accommodation on offer. To arrange an appointment, please call 0191 236 2070.

#### Tenure

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

Council Tax Band: A





Lounge 11'1" x 17'10" (3.38 x 5.45)

Dining Room 14'5" x 6'3" (4.41 x 1.91)

Kitchen 13'3" x 8'9" (4.04 x 2.69)

Bedroom One 12'0" x 10'11" (3.66 x 3.35)

Bedroom Two 12'0" x 10'0" (3.66 x 3.06)

Bedroom Three 7'0" x 9'0" (2.15 x 2.75)

## The difference between house and home

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Contact Us: 0191 236 2070**



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