



91a Kenton Road

Gosforth



91a Kenton Road, Gosforth, NE3 4NL

Set within a generous plot in one of Newcastle's most sought after residential areas, this three bedroom detached house offers an exciting opportunity to create a wonderful family home. The property provides well-proportioned accommodation arranged over two floors and, whilst requiring updating and refurbishment, offers excellent potential. A particular feature is the attractive rear garden, which enjoys a desirable south-westerly aspect.

The property is ideally positioned for access to a wide range of amenities and excellent schooling, with local shops and services available nearby on Ashburton Road, Salters Road and Gosforth High Street. A selection of green spaces are also close at hand, providing pleasant walking and cycling routes, whilst Newcastle City Centre, the RVI Hospital and Newcastle University are all conveniently accessible.

The internal accommodation comprises: Lobby with access to the cloakroom/WC | Entrance hall with useful cloaks cupboard and stairs leading to the first floor | Spacious sitting room with fireplace and attractive views over the rear garden | Dining room providing excellent formal and informal dining space | Sun room with skylight, radiators and wonderful garden outlook | Kitchen fitted with a range of wall and base units | Utility room with Baxi gas boiler and door leading directly to the rear garden | Integral garage providing useful additional storage and parking.





The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom is a generous double room positioned to the rear of the property, enjoying pleasant views over the gardens and fitted wardrobes | Bedroom two is a further generous double bedroom, also positioned to the rear and benefiting from garden views and fitted wardrobes | Bedroom three is positioned to the front of the property and benefits from fitted wardrobe space | Shower room with walk-in shower and wash basin | Separate WC.

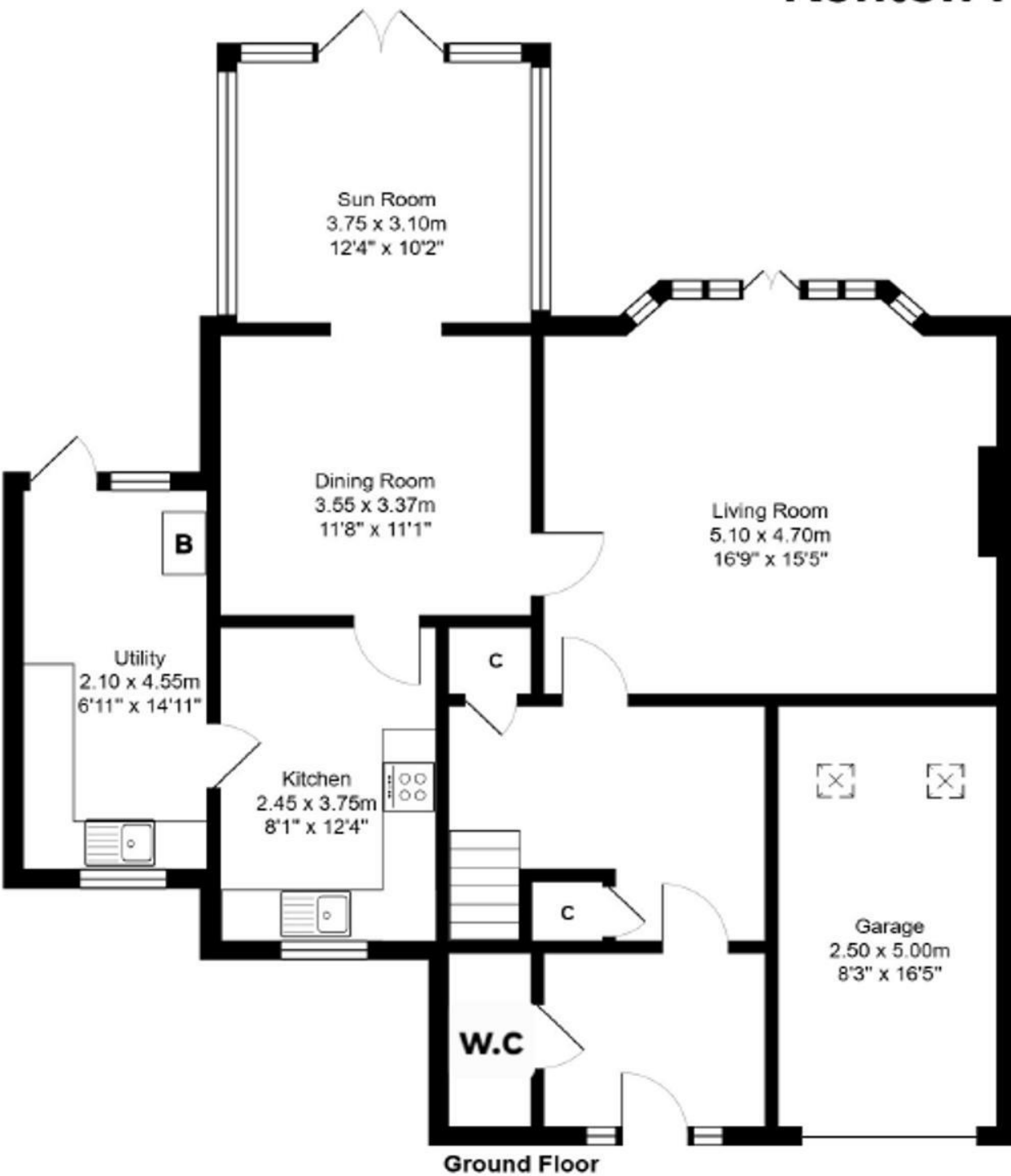
Externally, the property occupies a generous plot with an attractive front garden and driveway providing access to the integral garage | To the rear is a particularly appealing garden enjoying a desirable south-westerly aspect, providing a generous outdoor space with excellent potential for landscaping, entertaining and family enjoyment.

The property title has several covenants which date back to 1958. We advise any interested party to consult with their solicitor regarding any such covenants prior to making an offer.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band F | Energy Performance Certificate; Rating C

Price Guide: Offers Over £600,000

Kenton Road









SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033