



8 THE CROFT

KENTON

£300,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

Well Presented Detached Bungalow in a quiet popular cul-de-sac. The Croft, which is ideally located just off Kenton Road, and offers ease of access into Gosforth High Street with its range of shops, cafes and restaurant, the nearby shops of Kenton Park, as well as outstanding local schooling. Excellent road and transport links offer good accessibility into Newcastle City Centre and throughout the region. Accommodation comprises; Entrance Hall, Large Sitting/Dining Room, Kitchen, Utility, Sun Room, Two spacious Bedrooms and Two Bathrooms, Single Garage, Off Street Parking For At Least Two Vehicles. Externally the property benefits from a driveway in front of the single garage. Well maintained and beautifully presented rear garden, which offers a patio seating area and is partially laid to lawn. The borders are extremely mature with stocked hedging providing privacy. This excellent bungalow is offered to the market with no onward chain and early viewings are strongly encouraged to avoid later disappointment.



Postcode
NE3 4RF

Services
Mains gas, electricity, water and drainage.
Fully Double Glazed

Tenure
Freehold

Local Authority
Newcastle City Council
Tel: 0191 278 7878

Council Tax
Council Tax Band: C £2,411.59

Energy Performance Certificate
Rating: C
Full report available upon request

Location
Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Connectivity

Broadband	Download	Upload
Standard	17 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1800Mbps	1000 Mbps

Mobile Coverage

	EE	Three	O2	Vodafone
Indoor	Likely	Likely	Likely	Likely

	EE	Three	O2	Vodafone
Outdoor	Likely	Likely	Likely	Likely

Further checks @ <https://checker.ofcom.org.uk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Details Prepared May 2025
Property Reference 69802572

















Plotted Scale - 1:1,250

Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertieservices.co.uk | www.ayrepropertieservices.co.uk | 01669 621312

Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.