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- Corner Plot
- Off Street Parking
- Gardens To Three Sides
- Close To Amenities
- Council Tax Band \*A\*
- Three Bedrooms
- Ideal Family Home
- Prices To Sell
- Freehold
- Viewing A Must





\*\* Virtual 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g1deff>  
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Jan Forster Estates welcome to the market this beautifully presented, three-bedroom semi-detached home, positioned on a lovely corner plot on Fulbrook Road, in Kenton.

The location is close to a wealth of amenities, including schools, parks, recreational facilities, and shopping centres, making it ideal for families. Whether for everyday essentials or leisure pursuits, residents have easy access to everything they need. The area offers a welcoming, family-friendly atmosphere and is well-connected by excellent transport links, with multiple bus stops and convenient access to the Metro.

The accommodation offers ample space for a growing family, briefly comprising: entrance hallway, delightful and welcoming dual aspect lounge and a modern kitchen diner with French door access to the rear. There is also a handy storage/utility room which is accessed from the side of the property. To the first floor, there are three good sized bedrooms and the family bathroom WC. Further benefits include gas central heating and double glazing.

Externally the property boasts generous gardens to the front and side along with a driveway for off street parking. There is also an easy to maintain, paved garden to the rear.

Internal viewing is imperative to fully appreciate all this delightful property has to offer. To arrange a viewing call us on 0191 236 2070.

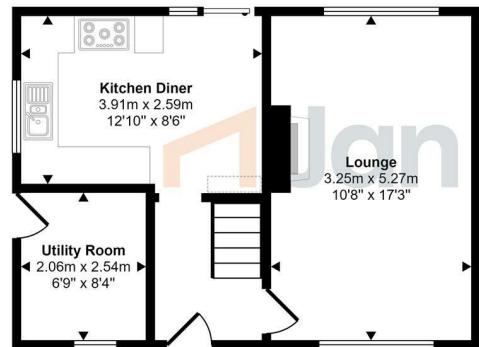
#### Tenure

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

Council Tax band \*A\*.



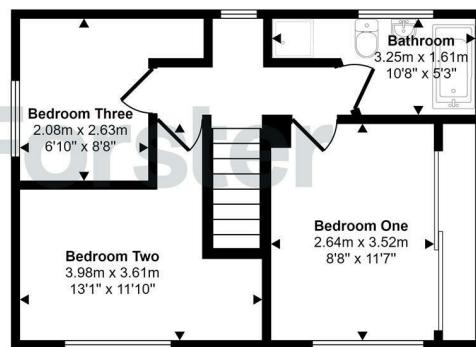
Approx Gross Internal Area  
78 sq m / 840 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 39 sq m / 424 sq ft

Lounge 10'7" x 17'3" (3.25 x 5.27)

Kitchen Diner 12'9" x 8'5" (3.91 x 2.59)

Utility Room 6'9" x 8'3" (2.06 x 2.54)

Bedroom One 8'7" x 11'6" (2.64 x 3.52)

Bedroom Two 13'0" x 11'10" (3.98 x 3.61)

Bedroom Three 6'9" x 8'7" (2.08 x 2.63)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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

## The difference between house and home

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