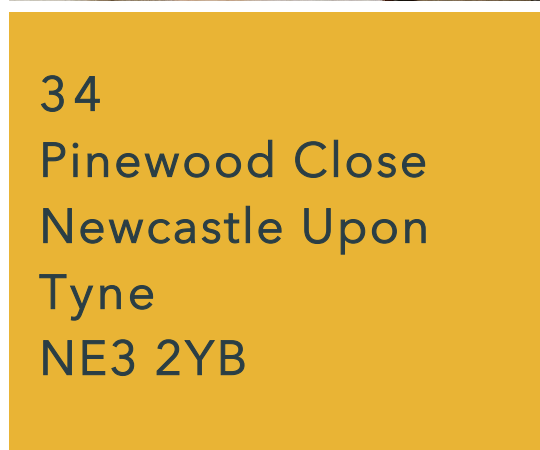
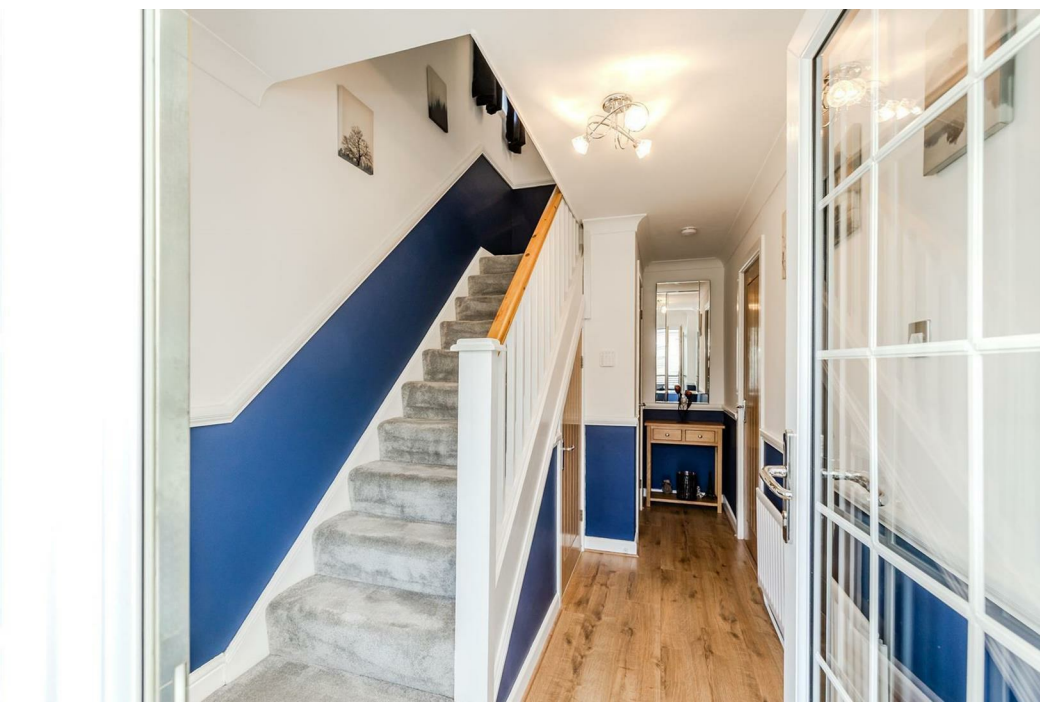




34 Pinewood Close
Kenton Bank Foot
Newcastle Upon Tyne
NE3 2YB



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2



2

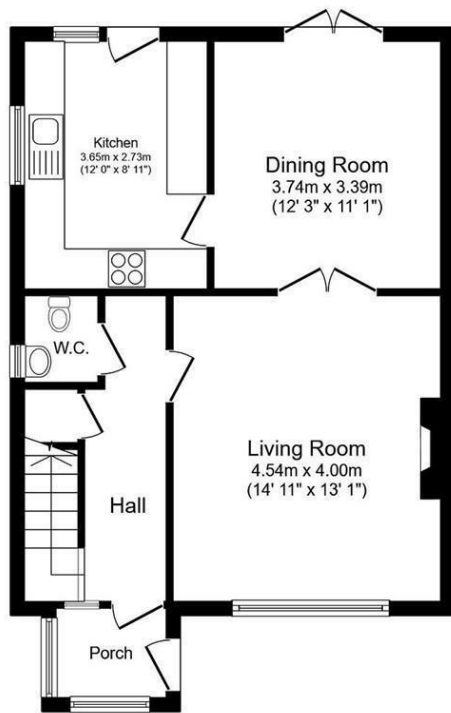


Guide Price
£375,000

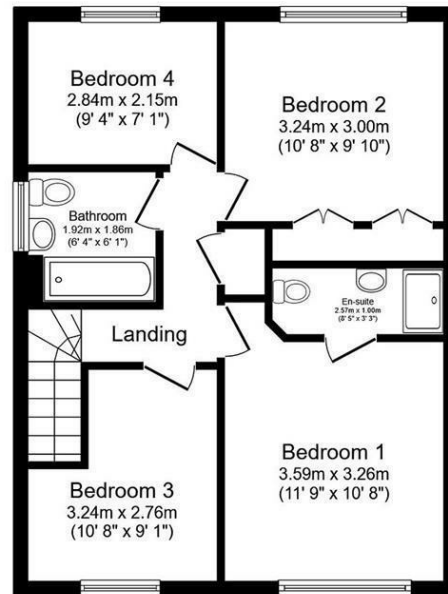
A beautifully presented and deceptively spacious 4 bedrooomed detached house, conveniently situated within this pleasant cul-de-sac. The Entrance Hall leads to the Reception Hall, with storage cupboard, and has a Cloakroom/WC, with low level wc and wash basin with storage under and mirror over. The focal point of the Lounge is a coal effect electric fire, within a contemporary polished wood surround. There are wall lights and double doors opening to the Dining Room, with oak floor and French doors to the rear garden. The Kitchen is well fitted with a good range of units, sink unit, split level double oven, 5 ring induction hob with stainless steel/glass extractor over, integral dishwasher, larder fridge and freezer with matching doors, plumbing for a washer and door to the rear. Stairs lead from the hall to the First Floor Landing, with airing cupboard housing the hot water system and







Ground Floor
Floor area 54.5 sq.m. (587 sq.ft.)



First Floor
Floor area 52.1 sq.m. (561 sq.ft.)

Total floor area: 106.6 sq.m. (1,148 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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

EPC Rating:
Council Tax Band: D

DIRECTIONS

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