



Coniscliffe Avenue, Kenton
Offers over £200,000

**JACK
HARRISON
ESTATES**

A BEAUTIFULLY APPOINTED AND TASTEFULLY EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN EASY REACH OF AN ABUNDANCE OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS.

The impressive accommodation comprises: Entrance porch, entrance hall/dining area, breakfasting kitchen, WC, and lounge. To the first floor, there are 3 bedrooms and a family bathroom/WC.

Additional benefits include gas central heating via combination boiler and double glazing.

Externally, there is a 4 car driveway and a stunning, landscaped south east facing garden to the rear.

Entrance porch: Entrance door, double glazed windows to the front and sides.

Entrance hall/breakfast room: 8'4 x 21'5: Entrance door, double glazed windows to the front and side, staircase to first floor, understairs cupboard, built in cupboard, 2 radiators, laminate floor and an archway to the kitchen.

WC: Double glazed window to the front, low level WC, wash hand basin, combi boiler and laminate floor.

Lounge: 11'9 into alcoves x 16'10: Fitted gas fire, telephone and television point, alcoves, double radiator, carpet and double glazed French doors to the garden.

Breakfasting kitchen: 24'1 x 9'4: Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, built in electric oven and gas hob, extractor hood, integrated dishwasher, fridge freezer, washing machine and dryer, breakfast bar, 2 radiators, double glazed window to the rear and double glazed door to the side.

First floor landing: carpet and access to the roof space.

Bedroom 1: 12'0 into alcoves x 11'6: Double glazed window to the rear, alcoves, television point, carpet and radiator.

Bedroom 2: 12'10 x 9'6: Double glazed window to the rear, television point, carpet and radiator.

Bedroom 3: 9'7 x 7'4: Double glazed window to the front, carpet and radiator.

Bathroom/WC: 4'9 x 7'7: White 3 piece suite comprising a panelled bath with rainfall shower over, hand basin and WC. Tiled walls, tiled floor, heated towel rail, spotlights and double glazed frosted window to the front.

Front garden: 4 car driveway.

Rear garden: South east facing. Laid mainly to lawn with a raised decked patio, paved patio, garden shed and fenced boundaries.

