



127 Kentmere Avenue

Walkergate, Newcastle Upon Tyne, NE6 4HH

- STUNNING THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A GENEROUS SIZE PLOT •
- MODERN OPEN PLAN LIVING AREA • KITCHEN WITH CENTRAL ISLAND & INTEGRATED APPLIANCES •
- BI-FOLDING DOORS OPENING OUT TO A FANTASTIC PRIVATE REAR GARDEN WITH GARDEN ROOM •
- SPACIOUS BATHROOM/SHOWER ROOM • OFF STREET PARKING FOR TWO VEHICLES • FREEHOLD •
- UTILITY ROOM/WC • A FANTASTIC FAMILY HOME • COUNCIL TAX BAND B • ENERGY RATING D •

Price £260,000



- New Price - Viewing Recommended
- Spacious Bathroom/Shower Room
- Off Street Parking For Two Vehicles
- Energy Rating D
- Semi Detached House - Three Double Bedrooms
- Utility / WC
- Freehold
- Superb Modern Open Plan Living area
- Fantastic Private Garden With Garden Room
- Council Tax Band B

Lounge/ Dining Area

24'8" x 11'9" (7.52 x 3.60)

Double glazed windows to the front elevation, media wall with living flame effect fire, fireplace with wood burning stove fire, laminate flooring and radiator.

Kitchen Area

25'3" x 12'8" max (7.72 x 3.87 max)

Fitted with a modern range of units with contrasting work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, integrated fridge/freezer and dishwasher, central island, laminate flooring, vertical radiator and bi-folding doors leading out to the rear garden.

Utility/WC

7'10" x 5'2" (2.40 x 1.58)

Double glazed window, plumbed for washing machine, WC and wash hand basin, tiling to floor, radiator.

Stairs & Landing

Double glazed window, stairs leading to the first floor landing.

Bedroom 1

13'8" x 11'11" (4.19 x 3.64)

Double glazed window, laminate flooring, radiator.

Bedroom 2

11'11" x 10'7" (3.64 x 3.23)

Double glazed window, laminate flooring, radiator.

Bedroom 3

12'3" x 9'5" + 5'4" x 6'2" (3.75 x 2.89 + 1.65 x 1.90)

Double glazed windows, wood effect flooring, radiator.

Bathroom/Shower Room

8'9" x 7'6" + 7'10" x 5'4" (2.68 x 2.29 + 2.40 x 1.65)

Comprising: freestanding bath with shower head attachment, WC and wash hand basin, part tiled walls, tiling to floor, double glazed windows, shower cubicle and ladder style radiator.

Gardens

Externally the front of the property is gravelled for low maintenance. To the rear there is a fantastic private garden which has a decked terrace, lawn and paving, there are also two very large sheds at the bottom of the garden, ideal for storage.

Garden Room

18'10" x 8'3" (5.75 x 2.54)

Double glazed patio doors and window, tiling to floor, sink and separate WC. This room was formerly the garage and could have a variety of uses.

Parking

There is off street parking space for two vehicles to the side of the property.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>
EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

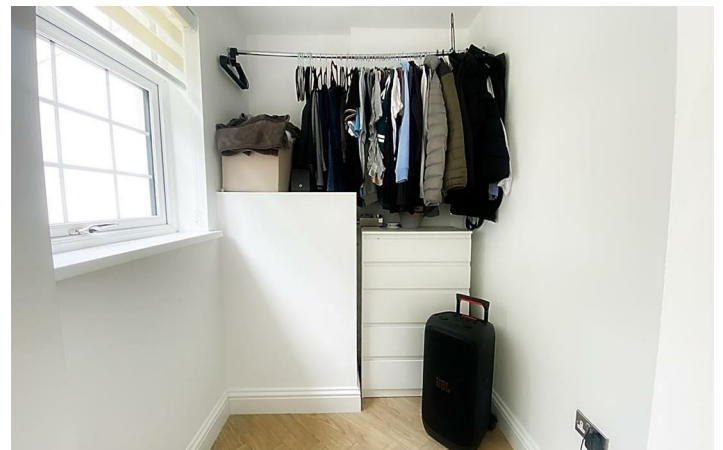
FLOOD RISK:

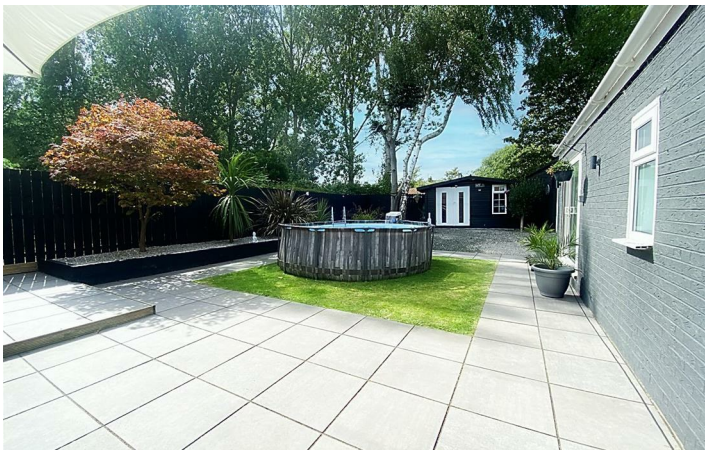
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional
This information must be confirmed via your surveyor and legal representative.

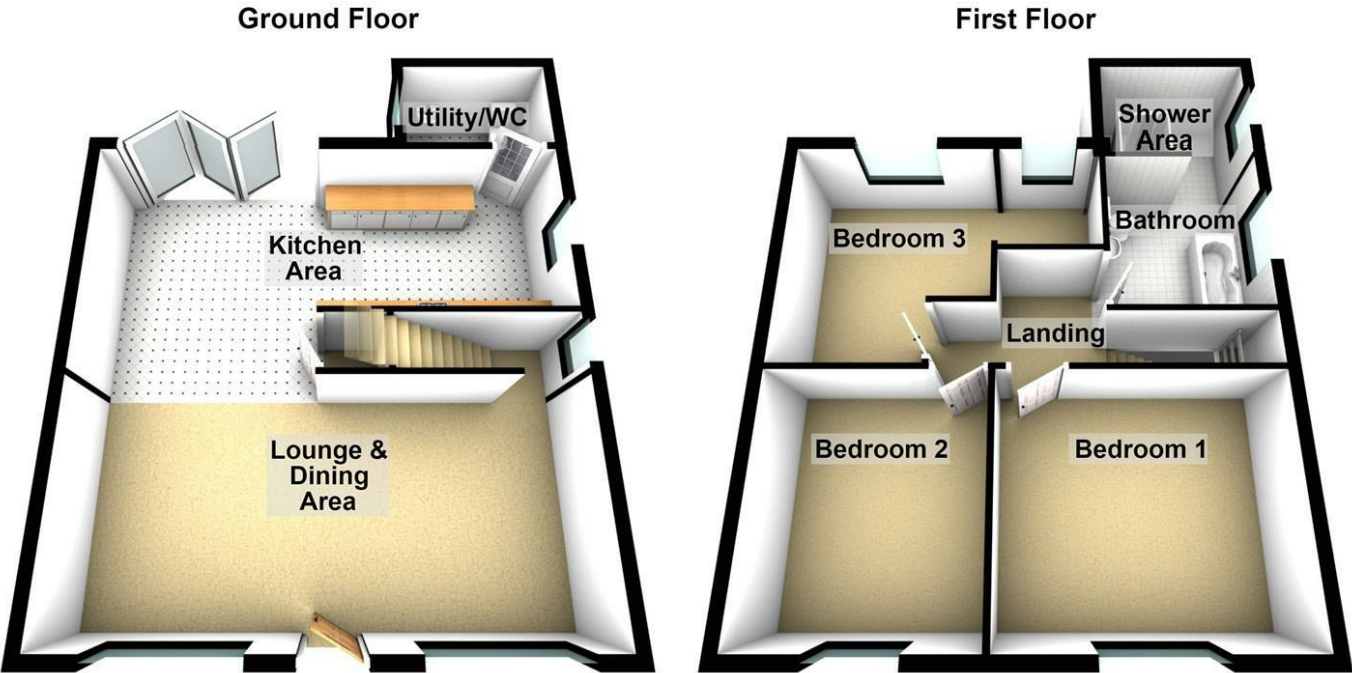








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

