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**BYREWOOD WALK, KENTON, NE3**

Offers Over £170,000

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Well-presented three-bedroom semi-detached family home, built by Barratt Homes and situated in the ever popular Kenton, offering generous living and dining space, a principal en-suite, downstairs WC, enclosed low-maintenance garden and ample multi-vehicle parking.

Situated in a quiet cul-de-sac, this attractive home offers well-balanced accommodation, making it an ideal choice for first-time buyers, young families or those seeking a manageable home with useful additional space. The ground floor features a breakfast kitchen and particularly generous lounge/dining room with French doors opening onto the enclosed rear garden. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, alongside a separate family bathroom. Further benefits include a ground-floor WC, useful storage, a multi-vehicle driveway and a low-maintenance rear garden.

Kenton is conveniently positioned for access to a range of local amenities, shops and everyday conveniences, with further shopping and leisure facilities available in nearby Kingston Park and Gosforth. The area also benefits from local schooling, public transport connections and convenient road links towards Newcastle city centre and the wider region.

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The internal accommodation comprises: a welcoming entrance hallway with stairs rising to the first floor, useful storage and a conveniently positioned ground-floor WC. To the front of the property is the breakfast kitchen, providing a practical and well-arranged space for everyday cooking and dining. To the rear is a particularly generous lounge/dining room, offering plenty of space for both relaxing and entertaining. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a separate family bathroom, providing additional convenience for family living.

Externally, the property benefits from a multi-vehicle driveway positioned to the side, providing ample off-street parking. There is also a small town garden to the front. To the rear is a fully enclosed, low-maintenance garden, featuring artificial grass and a paved patio area, creating an ideal setting for outdoor seating and entertaining.






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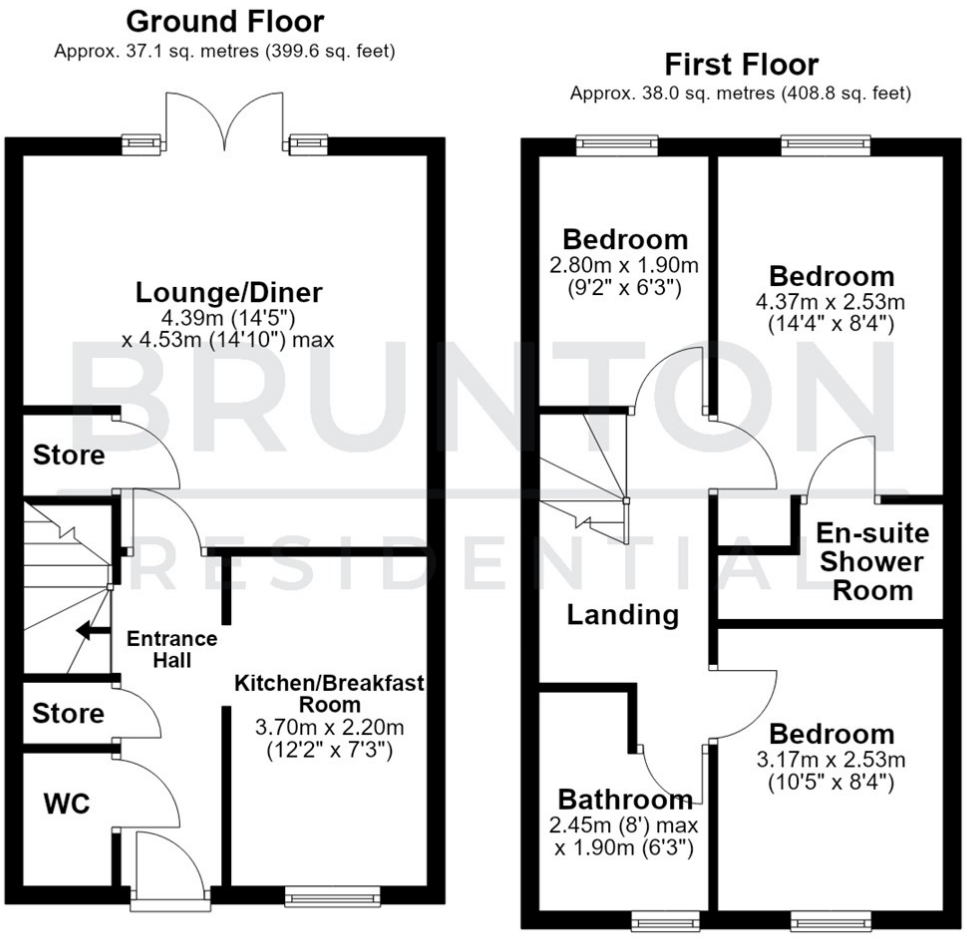
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :




Total area: approx. 75.1 sq. metres (808.4 sq. feet)

