



5 Bedroom Semi-Detached

Kenton Lane, Kenton, Newcastle Upon Tyne

£275,000



- Sought-after residential location
- Spacious and well presented
- Fitted kitchen with integrated appliance
- Bright and spacious living areas
- Generously sized bedrooms
- Private enclosed rear garden
- Driveway providing off-street parking
- Garage with electric door
- Excellent access to local amenities
- Fantastic opportunity to modernise



5 Bedroom Semi-Detached

£275,000

Kenton Lane, Kenton, Newcastle Upon Tyne, NE3 3QE

Spacious Five Bedroom Semi-Detached Family Home | Generous Rear Garden | Breakfasting Kitchen | Sought After Residential Location

Bird House Properties are delighted to present this spacious five-bedroom semi-detached family home, offering generous accommodation across two floors together with a large enclosed rear garden and excellent potential for a purchaser to modernise and personalise to their own taste.

Positioned within a popular residential location, the property offers versatile living space ideal for growing families, with well-proportioned rooms throughout and excellent access to local amenities, schools and transport links.

The accommodation briefly comprises an attractive arched entrance porch leading into a welcoming entrance hallway with staircase to the first floor. The impressive dual aspect lounge is spacious, providing plenty of room for both living and dining furniture, while a feature fireplace creates an attractive focal point.

To the rear of the property is a generous breakfasting kitchen fitted with a range of oak-effect wall and base units, complementary work surfaces, sink unit and space for appliances. The adjoining breakfast area provides ample room for everyday dining and family life while offering access through to the kitchen and rear of the property.

EPC energy performance appointment has been booked in and the full document will be made available soon.

The first floor offers five bedrooms, providing flexible accommodation for larger families, guests or those working from home. The principal bedroom benefits from an extensive range of fitted wardrobes together with a fitted dressing table, offering excellent built-in storage. The remaining bedrooms are well proportioned and can easily accommodate a variety of uses including children's bedrooms, guest accommodation or home office space.

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower curtain and rail, pedestal wash hand basin and low-level WC. Fully tiled walls provide a clean, low-maintenance finish, while a useful built-in storage cupboard offers additional space for towels and household essentials.

Externally, the property enjoys a generous enclosed rear garden, predominantly laid to lawn with fenced boundaries, mature planting and a timber garden shed, creating an ideal outdoor space for families, children and entertaining. Garden to the front with driveway and access to the garage with electric door and two working remotes.

Offering spacious accommodation throughout, excellent storage and fantastic scope for cosmetic updating, this is a wonderful opportunity to create a substantial long-term family home in a well-established residential setting.

Early viewing is highly recommended.

Location

Kenton is a well-established and popular residential suburb to the north-west of Newcastle upon Tyne, offering an excellent range of local amenities including shops, supermarkets, cafés, schools and healthcare facilities. The area benefits from excellent public transport links into Newcastle City Centre, easy access to the A1 and Newcastle International Airport, and is well positioned for nearby Gosforth, Kingston Park and the Metrocentre. With a selection of parks and green spaces close by, Kenton continues to be a popular choice for families, professionals and commuters alike.

Property Description

Ground Floor

Porch and entrance hallway - A welcoming entrance hallway providing access to the ground floor accommodation, featuring a striking arched entrance porch that creates an attractive first impression. The hallway offers access to the lounge and breakfasting kitchen, with a staircase leading to the first floor. A useful radiator, under-stair storage space and natural light from the glazed entrance and internal doors complete this bright and practical space.

Lounge / dining room - 25' 7" x 12' 1" (7.8m x 3.69m) A generously proportioned dual-aspect lounge providing excellent space for both relaxing and entertaining. This bright reception room enjoys windows to the front and rear elevations, allowing plenty of natural light throughout the day. The room offers flexible furniture layouts and features a central fireplace, creating an attractive focal point. Glazed internal doors lead through to the hallway, while the generous proportions make this an ideal family living space with ample room for multiple sofas and occasional furniture.

Breakfasting kitchen - 16' 4" x 13' 5" (5m x 4.1m) The breakfasting kitchen offers a practical and versatile family space with ample room for a dining table, making it ideal for everyday meals and informal entertaining. Fitted with a range of wall and base



units, the kitchen provides generous worktop space, a stainless steel sink positioned beneath the window, and space for freestanding appliances. An opening leads through to the adjoining kitchen area, while an additional utility section incorporates further worktop space, plumbing for white goods and direct access to the rear garden. Large windows allow plenty of natural light, creating a bright and functional living space.

First Floor

Bedroom one - 14' 7" x 9' 3" (4.46m x 2.84m) To the front with bay window, extensive fitted wardrobes. Carpeted.

Bedroom two - 9' 3" x 11' 10" (2.82m x 3.61m) To the rear with fitted wardrobes and carpeted.

Bedroom three - 12' 4" x 7' 6" (3.77m x 2.29m) To the front, cupboard for storage and carpeted.

Bedroom four - 8' 2" x 7' 7" (2.5m x 2.33m) To the rear, carpeted.

Bedroom five - 7' 6" x 7' 0" (2.3m x 2.14m) To front, carpeted.

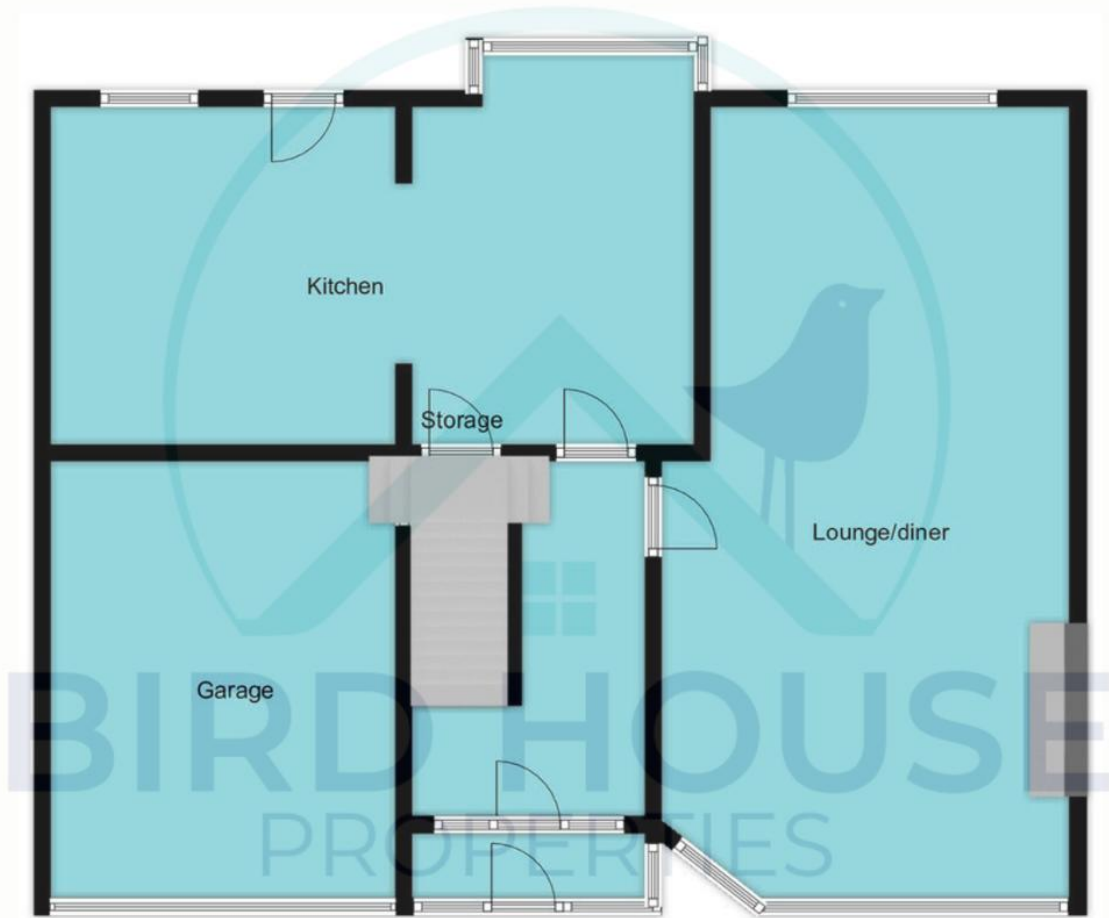
Bathroom - 7' 8" x 7' 7" (2.36m x 2.34m) The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower curtain and rail, pedestal wash hand basin and low level WC. Fully tiled walls provide a clean, low-maintenance finish, while a frosted window allows for natural light and ventilation. A built-in storage cupboard offers useful additional space for towels and household essentials.



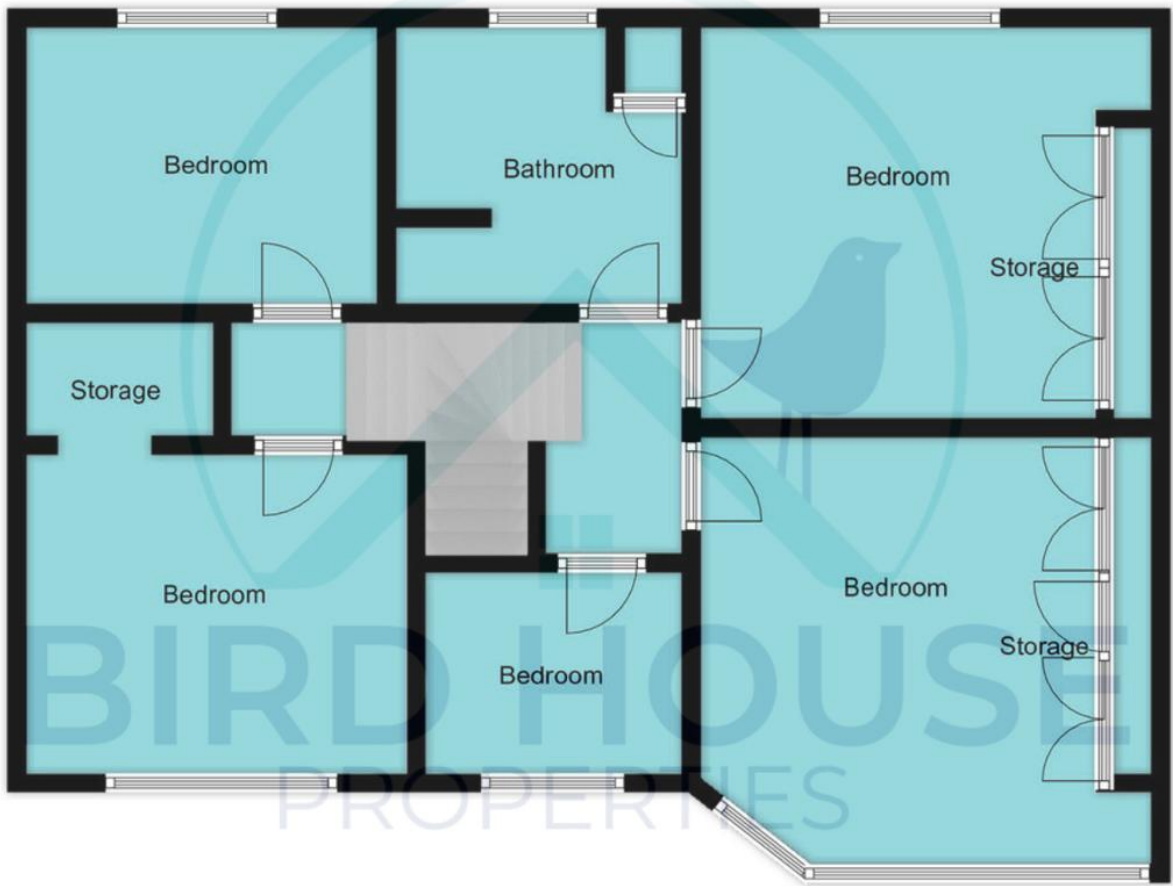


Floorplan(s)

Kenton Lane, ground floor



Kenton Lane, first floor



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.