



 Jan Forster

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Millfield Avenue | Kenton | Newcastle Upon Tyne | NE3 4TA

Price Guide £165,000



- Terraced House
- No Upper Chain
- Two Bathrooms
- Popular Area
- Transport Links
- Well-Presented
- Three Bedrooms
- Front & Rear Gardens
- Local Facilities
- Council Tax Band: A





Jan Forster Estates welcome to the market this well-presented mid-terraced house, ideally located on Millfield Avenue within the ever-popular Montagu Estate in Kenton. The property is offered for sale with the benefit of no upper chain, making it an excellent opportunity for buyers seeking a smooth and straightforward purchase.

Kenton is a welcoming area known for its strong sense of community. This property is ideally positioned within easy reach of a wide range of local amenities, including shops and schools, and benefits from excellent transport links. It also offers convenient access to the city centre, the A1 motorway, and nearby retail parks such as Kingston Park. Nuns Moor Park is close by, providing a lovely spot for countryside walks and spending time outdoors.

The accommodation briefly comprises on the ground floor: an entrance porch and hallway leading to a spacious lounge with a feature bay window, a well-appointed kitchen-diner fitted with a range of wall and base units, a built-in cupboard, and access to a convenient ground floor shower room and utility area, which also opens to the rear. The first floor offers three bedrooms- the main one benefitting from a built-in wardrobe, and a three-piece family bathroom WC.

Externally, the property enjoys gardens to both the front and rear, with the rear garden featuring a combination of patio and lawn areas complemented by some mature shrubs- perfect for outdoor dining and entertaining during the warmer months.

For more information and to book a viewing, please call our sales team on 0191 236 2070.

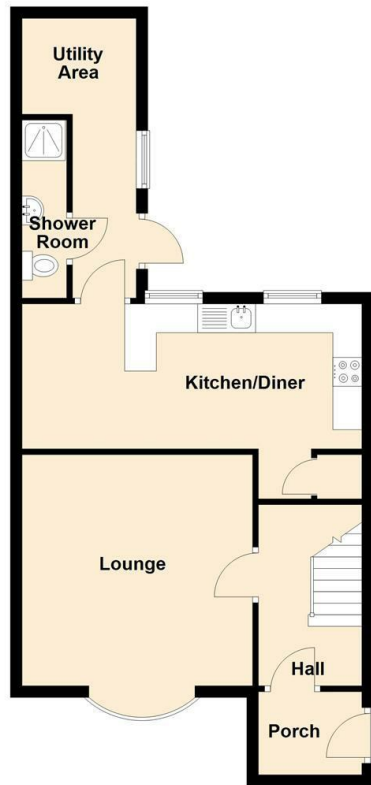
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

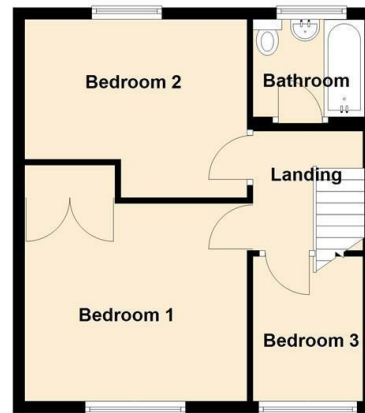
Council Tax Band: A



Ground Floor



First Floor



Lounge 13'2" x 13'1" (4.02 x 3.99)

Kitchen 19'5" x 11'0" (5.93 x 3.37)

Bedroom One 12'6" x 11'9" (3.83 x 3.59)

Bedroom Two 12'6" x 9'7" (3.83 x 2.94)

Bedroom Three 9'4" x 8'8" (2.85 x 2.66)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070

