



- 3 Bed Semi Detached House
- Separate Dining Room
- Front & Rear Gardens
- Fantastic Opportunity

- In Need of Updating
- Kitchen
- Gas CH; Some SUDG

- Lounge with Feature Fire
- Bathroom with Shower
- Sought After Location

A 3 bedroomed semi detached house, within this sought after road, well placed for amenities. The property is in need of updating and presents an excellent opportunity for the successful purchaser to create a superb family home to their own taste and requirements. With gas fired central heating and sealed unit double glazing to most windows, the Entrance Hall leads to the Reception Hall and on to the Lounge, with feature electric fire with mantle shelf, wall lights, bay window to the front and double doors opening to the Dining Room to the rear. The Kitchen is fitted with a range of units, sink unit, shelved pantry, storage cupboard, plumbing for a washer and bay window to the rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a bay window to the front. Bedroom 2 is to the rear and has fitted double wardrobes whilst Bedroom 3 also has fitted wardrobes and is to the front. The Bathroom is fitted with a pedestal wash basin and panelled bath with electric shower over, airing cupboard with central heating boiler. The separate WC has a low level suite. The 23' Garage is attached with up and over door and there is a door to the rear garden.

Externally, the Front Garden is lawned, with a range of plants and shrubs and driveway to the garage. The Rear Garden is ideal for family use with lawn and a variety of plants, enclosed by a fence.

Kenton Lane is a sought after road, being well placed for neighbourhood shopping facilities and schools for all ages. There are good public transport links into Gosforth and the city, with easy road access to the A1.

Entrance Hall

Reception Hall

Lounge 12'6 x 16'6 (into bay) (3.81m x 5.03m (into bay))

Dining Room 10'11 x 10'6 (3.33m x 3.20m)

Kitchen 8'6 x 11'7 (max) (2.59m x 3.53m (max))

First Floor Landing

Bedroom 1 11'4 x 15'8 (into bay) (3.45m x 4.78m (into bay))

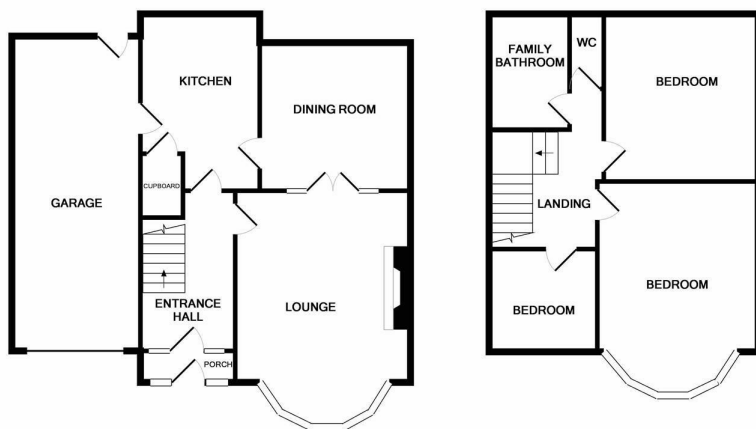
Bedroom 2 12'2 x 11' (3.71m x 3.35m)

Bedroom 3 7'9 x 7'2 (2.36m x 2.18m)

Bathroom 8'6 x 5'6 (2.59m x 1.68m)

WC 4'10 x 2'6 (1.47m x 0.76m)

Garage 23'9 x 8'10 (7.24m x 2.69m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance: Current C Potential B
Council Tax Band: C
Newcastle City Council: 0191 278 7878
Kenton School: 0.25 Miles
Mountfield Primary School: 0.3 Miles
St Cutberts Catholic Primary School: 0.3 Miles
Gosforth High School: 1.4 Miles
Newcastle International Airport: 4.1 Miles
Newcastle Central Railway Station: 4.8 Miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.