



Passionate people. Passionate places.

www.sandersonyoung.co.uk



45 Kenton Lane

Kenton



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £235,000



45 Kenton Lane, Kenton, Newcastle upon Tyne NE3 3BS

SITUATION AND DESCRIPTION

A well-presented three bedroom semi-detached house on Kenton Lane, with a lovely south facing rear garden, block paved driveway and single garage. The property has a superb 19ft open plan kitchen/dining room and large conservatory overlooking the garden, with gas central heating and double glazing.

The accommodation briefly comprises: hallway, living room, excellent family kitchen/dining room, conservatory, three bedrooms, family bathroom/wc, decked terrace and south facing garden, driveway and single garage.

The property is ideally placed for easy access to the nearby local amenities, as well as Gosforth High Street with its wide variety of shops, cafes and restaurants. There are good public transport links to Gosforth and the City centre.

The property comprises:

ENTRANCE HALLWAY

With laminate flooring, stairs to the first floor, radiator, plate rack and doors leading to the sitting room and kitchen/dining room.

SITTING ROOM

15'3 x 13' (4.65m x 3.96m) maximum into bay
This sitting room has a double glazed bay window to the front elevation, gas living flame fire and radiator.

KITCHEN/DINING ROOM

19'5 x 12'8 (5.92m x 3.86m) maximum
A superb, open plan kitchen/dining room, fitted with a contemporary gas pebble fire to the wall with built-in storage cabinets to each of the alcoves and TV point. French doors open from the dining area through to the conservatory at the rear and the kitchen is fitted with a range of high gloss wall and base cabinets with contrasting work surfaces and splash back tiling, incorporating a one and a half stainless steel sink and drainer, five ring gas hob with extractor hood over, integrated dishwasher, oven and space for a free standing fridge/freezer. Within the kitchen there is a pantry

cupboard, inset spots to the ceiling, laminate flooring and a radiator. There is a gas boiler fitted within a wall cabinet and a door leads from the kitchen area to the garage.



CONSERVATORY

17'4 x 11'9 (5.28m x 3.58m) maximum
A fabulous sized conservatory with double glazed UPVC windows and a door leading to the rear garden with tiled flooring and fan to the ceiling.

FIRST FLOOR LANDING

With a double glazed window to the side.

BEDROOM ONE

15'3 x 11'4 (4.65m x 3.45m)
This double bedroom has a double glazed UPVC bay window to the front elevation and radiator.

BEDROOM TWO

8'9 x 12'6 (2.67m x 3.81m) minimum excluding wardrobes
A double bedroom with double glazed window overlooking the rear garden, wood floorboards and sliding door wardrobes to one wall providing shelving and hanging, there is also a radiator.

BEDROOM THREE

8'1 x 7'7 (2.46m x 2.31m)
This bedroom has a double glazed window to the front, laminate flooring and radiator.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111



SANDERSON YOUNG
estate agents &
property consultants

BATHROOM

7'7 x 7'6 (2.31m x 2.29m)

With a corner Jacuzzi style bath with handheld shower attachment, close coupled wc, wash hand pedestal basin and separate corner shower off the mains. The bathroom has double glazed windows to the rear and side elevations, inset spots, chrome ladder radiator and black and white tiling.



EXTERNALLY

To the front of the property is a block paved driveway providing off-street parking which in turn leads to a single garage where there is plumbing for a washing machine.

The rear garden is south facing with a decked terrace leading from the conservatory and a lawned garden with timber shed and fence to the boundary.

No upward chain.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339



SANDERSON YOUNG
estate agents &
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

Gosforth Office

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

OPEN 7 DAYS A WEEK

S006 Printed by Ravensworth 01670 713330