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45 Kenton Lane
Kenton



SANDERSON YOUNG
estate agents &
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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.



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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



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