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17 The Wynd

Kenton



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £275,000



17 The Wynd, Kenton, Newcastle upon Tyne NE3 4LA

SITUATION AND DESCRIPTION

A fabulous 1930's period semi-detached house, located on a lovely corner site on The Wynd with a beautiful and private south facing part walled garden, long driveway and an attached garage. The three bedroom family home, lived in by the current owner for 16 years, has been extended with a large conservatory and has retained many period features including original stained and leaded windows, plate racks, and a cast iron bath and original tiling in the bathroom.

The accommodation briefly comprises: vestibule, hallway, sitting room, dining room, conservatory, kitchen, first floor, three bedrooms, bathroom and separate wc, driveway and attached garage, superb landscaped gardens with three patio areas and timber Summerhouse.

A great opportunity for an excellent family home in this much sought after residential road, ideally placed for easy access to Gosforth High Street, with its wide variety of shops, cafes and restaurants, good local schooling for all ages, and regular public transport links to Newcastle city centre.

The property comprises:

ENTRANCE VESTIBULE

With a uPVC door to the front, panelling to the walls and a glazed door to the reception hallway.

RECEPTION HALLWAY

A lovely reception hallway with a staircase to the first floor, panelling to the walls and a plate rack. There is a built-in cloaks cupboard with 'Everest' secondary glazing to the original leaded and stained glass window to the front elevation and radiator within the hallway.

SITTING ROOM

15'9 x 12'6 (4.80m x 3.81m) max into bay

An excellent sitting room with a gas fire with a tiled insert and hearth and wood surround. There is 'Everest' secondary glazing to the bay window to the front elevation with original stained glass upper panes, ceiling coving, a picture rail and a radiator.

DINING ROOM

12'6 x 12'5 (3.81m x 3.78m) max to alcoves

A generous formal dining room with double glazed bi-folding doors opening to the conservatory at the rear, with picture rail and two radiators.

CONSERVATORY

9'7 x 9'3 (2.92m x 2.82m)

The conservatory has uPVC double glazed windows and French

doors opening on to the terrace and garden, with laminate flooring and a radiator.

KITCHEN/BREAKFAST ROOM

7'9 x 12'2 (2.36m x 3.71m) minimum

The kitchen/breakfast room is fitted with a range of cream fronted wall and base cabinets with solid wood worktops, incorporating an inset porcelain sink with mixer tap and breakfast bar. There is plumbing for a washing machine and dishwasher, space for a gas range cooker and fridge/freezer, tiled flooring and a double glazed uPVC window overlooking the rear garden.



BEDROOM ONE

16'2 x 11'3 (4.93m x 3.43m) max into bay

A double bedroom with a double glazed uPVC bay window to the front with feature upper panes, space for free standing bedroom furniture, a picture rail and two radiators.



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BEDROOM TWO

10'1 x 12'5 (3.07m x 3.78m)

A double bedroom with a uPVC double glazed window overlooking the rear garden, fitted wardrobe, a radiator, a picture rail and space for free standing bedroom furniture.



BEDROOM THREE

9'4 x 7'6 (2.84m x 2.29m)

This bedroom has a double glazed uPVC window to the front with feature upper panes and a radiator.



BATHROOM

9'3 x 5'8 (2.82m x 1.73m)

A period bathroom with a cast iron bath and original tiling, wash hand pedestal basin and electric shower over the bath. There is a double glazed uPVC window to the rear, a radiator and built-in storage cupboard with shelving.



SEPARATE WC

With a low level wc and secondary glazed window to the side.

GARAGE

13' x 15'6 (3.96m x 4.72m) maximum irregular shape

The garage has double timber doors with power, lighting, a gas boiler to the wall, space for freezer and tumble dryer and a door to the rear garden.

EXTERNALLY

The front garden is part paved with planted borders, with a long driveway leading to the attached garage.

GARDEN

The beautiful private rear garden enjoys a southerly facing aspect and is part walled with mature climbing plants and mature trees and planting to the borders. There are central lawn areas, a barked play area, pond, three paved patio areas and a timber summerhouse to the corner.

SERVICES

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

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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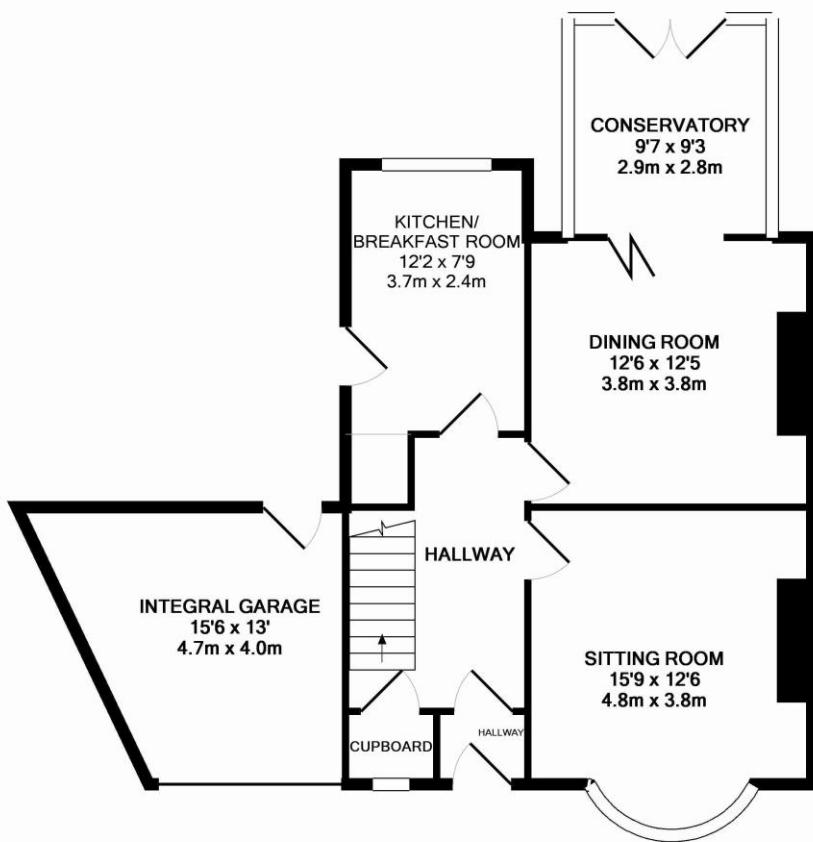
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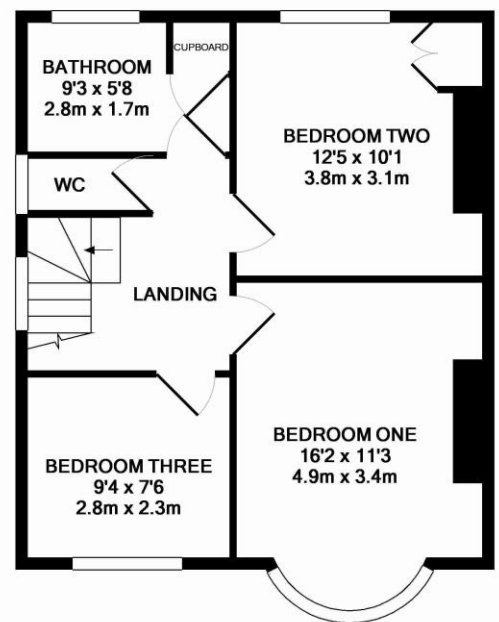


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GROUND FLOOR
APPROX. FLOOR
AREA 776 SQ.FT.
(72.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.6 SQ.M.)

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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