

# **Kenton Crescent** Kenton

- Traditional semi detached house Ample off street parking

Two bedrooms

- Modern fixtures and fittings
- Lovely gardens to front & rear
- Close to shops, amenities and

transport links

Guide Price **£ 160,000** 



# Kenton Crescent, Kenton

A very well appointed traditional semi detached house located within this popular residential road on the fringe of central Gosforth. The property benefits from a range of modern fixtures and fittings together with lovely gardens and ample off street parking. It is conveniently located close to shops, amenities and transport links as well as being a short distance to Gosforth High Street with its range of bars, restaurants and coffee shops.

Briefly comprising of a lounge, dining kitchen, two bedrooms, bathroom, separate WC, gardens to the front and rear.

#### **ENTRANCE HALL**

With double glazed entrance door, staircase to first floor and a radiator.

## LOUNGE 15'0 x 11'0 plus alcove (4.57m x 3.35m)

With double glazed window, feature fireplace with marble inset & hearth, under stairs cupboard, coving to ceiling, cupboard housing combination boiler, partial glazed doors to the kitchen and a double radiator.

## **DINING KITCHEN 16'8 x 7'10 (5.08m x 2.3.9m)**

Fitted with a range of wall & base units, single drainer sink unit, built in electric oven and gas hob with extractor hood over, space for automatic washing machine, tiled splash back, double glazed French doors, radiator, double glazed window to the rear and double glazed door to the side.

### FIRST FLOOR LANDING

With double glazed window.

# BEDROOM ONE 15'0 x 10'5 into alcove (4.57m x 3.18m)

With double glazed window to the front, coving to ceiling, access to fully boarded roof space via loft ladders, and a radiator.

### BEDROOM TWO 12'3 x 8'0 (3.73m x 2.44m)

With double glazed window to the rear, and a radiator.

#### **BATHROOM**

Fitted with a white two piece suite comprising; panelled bath with shower over, pedestal wash hand basin, part tiled walls, convector fan, heated towel rail, extractor fan and double glazed frosted window.

#### SEPARATE W.C.

With low level w.c, wash hand basin and double glazed frosted window to the rear.

#### **EXTERNALLY**

The front garden is laid mainly to lawn with a block paved driveway. The garden to the rear is laid mainly to lawn with patio and fenced boundaries.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

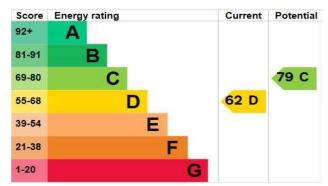
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A EPC RATING: D

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