

4 bed semi-detached house to buy in NE3

The Cross Way, Kenton, Newcastle upon Tyne and Wear, NE3 4LB

£310,000 Offers Over

- ✓ Council Tax Band C
- ✓ EPC D
- ✓ Recently Renovated
- ✓ Four Bedrooms
- ✓ Parking For Multiple Cars

**FOR
SALE**



Summary

- Property Type: Semi-detached house - Bedrooms: 4 - Parking: Driveway - Central Heating: Gas
- Price: Offers Over £310,000
- Tenure: Freehold

Description

RARE TO MARKET WITH NO ONWARD CHAIN

We are delighted to present this recently renovated, 4-bedroom, semi-detached house located in the popular residential area of Kenton, Newcastle Upon Tyne. Spread across two floors, the property boasts two well-proportioned reception rooms, offering versatile family living space.

Meticulously renovated throughout, to a high standard, this house radiates a modern and fresh ambiance throughout, whilst tastefully blending in with the period features. The property comprises four generously-sized bedrooms, all tastefully decorated and providing ample space for personalisation. The main bathroom is well-appointed, with double vanity sinks, low level WC and stylish bath with mains fed shower over and has been elegantly updated with modern fixtures and fittings. On the first floor there is also an additional WC with sink and a separate utility room.

The two reception rooms offer excellent spaces for both relaxation and entertaining. Each room has been beautifully refurbished, reflecting a modern aesthetic while maintaining a warm and inviting feel.

Expect to be impressed with the sleek and contemporarily designed kitchen. It has been thoughtfully planned to make cooking a pleasure, and provides plenty of workspace as well as a gas fired hob with electric oven and extractor over. The property additionally benefits from a SMART remote control lighting system throughout.

Additional highlights of the property include a sizeable block-paved driveway with space for 3-4 cars, private enclosed rear garden space, and a convenient location close to local amenities and excellent transport links, making commuting and traveling a breeze.

The property falls under Council Tax Band C and has an EPC rating of D. Properties of this calibre, especially in such a sought-after location, are scarce. Therefore, we highly recommend early viewing to avoid disappointment.

Whether you're a growing family, a professional couple, or an investor looking for a sound Residential Sale property opportunity in Kenton, Newcastle Upon Tyne, this house stands out as an excellent option.

Benefits of the property -

- * Brand new roof.
- * Fully rewired throughout.
- * Complete brand new heating system and boiler.
- * New block paved driveway.
- * LVT (Luxury vinyl tile flooring throughout ground floor)
- * Luxurious carpets throughout the first floor.

Don't miss the opportunity to make this spectacular renovation yours. Contact Pattinson Estate Agents to arrange a private viewing.

Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

External

Lounge

3.78m x 4.36m (12'4" x 14'3")

Spacious open plan lounge/ diner with bay window and LVT throughout



Dining Room

3.78m x 4.08m (12'4" x 13'4")

Open plan lounge / diner / kitchen. LVT flooring throughout



Kitchen

1.92m x 3.36m (6'3" x 11'0")

Brand new open plan kitchen with integrated appliances and LVT flooring throughout



Utility Room

2.36m x 1.80m (7'8" x 5'10")

Storage cupboards, boiler and LVT flooring



Downstairs WC

Low level WC and sink



Bedroom 1

3.38m x 4.98m (11'1" x 16'4")

Front aspect spacious main bedroom with brand new carpets and bay window



Bedroom 2

3.38m x 3.65m (11'1" x 11'11")

Rear aspect second bedroom with double glazed window and brand new carpets



Bedroom 3

2.37m x 2.53m (7'9" x 8'3")

Front aspect second bedroom with double glazed window and brand new carpets



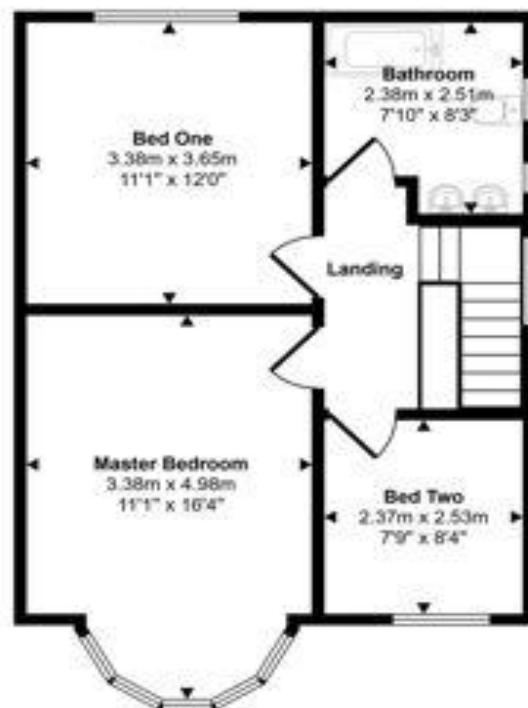
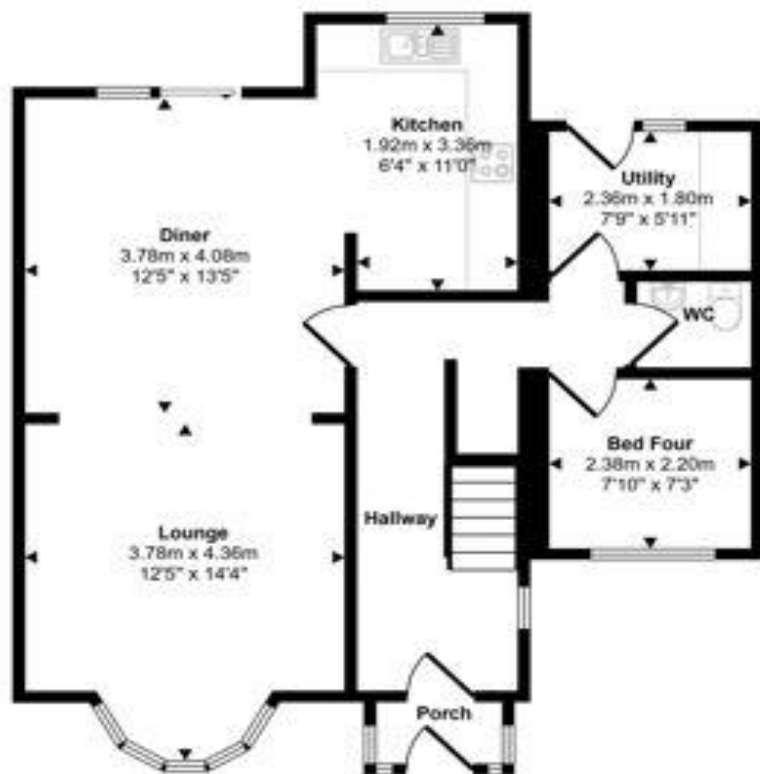
Bedroom 4

2.38m x 2.20m (7'9" x 7'2")

Lower level fourth bedroom with LVT flooring and double glazed window



Approx Gross Internal Area
112 sq m / 1206 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The Cross Way, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 4LB

Contact your local branch today for more information on this property:

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, www.pattinson.co.uk

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