



71 Kenton Road, Gosforth, Newcastle upon Tyne, NE3 4NJ

Substantial semi-detached family home with extensive, well manicured south-west facing gardens and no onward chain! Thought to have been originally constructed in the late 1920's and priced to reflect cosmetic updating, this semi-detached family home occupies an enviable south-west facing plot on Kenton Road, Gosforth. Centrally located within Gosforth, Kenton Road is ideally placed within walking distance to Gosforth High Street with its array of popular shops, restaurants and cafés as well as excellent transport links into the city and beyond.

Boasting over 2,300 Sq ft over two floors, the accommodation briefly comprises: entrance lobby through to entrance hall with under-stairs cloakroom; lounge with feature fireplace and decorative ceiling, open to a sun lounge with full length windows and side door access to the gardens; dining room with feature fireplace, walk in bay and decorative ceiling; TV room with fireplace and fitted alcove storage; kitchen with fitted units, work surfaces and tiled flooring; utility room with storage cupboard and separate WC; conservatory with rear access to the garden and front access to the side yard. The first floor landing gives access to five bedrooms, three of which are comfortable doubles; bedroom one with walk-in bay window and fitted wardrobe storage; bedroom two with large fitted wardrobes; shower room with double sink; additional WC. Large loft with two Velux windows facing south. Externally, a front garden with wall boundaries and access to the garage via

double doors. To the rear, delightful extensive gardens, well manicured and facing south west, with an array of planting including flowers and shrubs, a hidden pond, shed, paved pathways and all enclosed with wall boundaries, of which one side has been recently rebuilt. With solar panels, providing a generous supply of electricity with battery storage. Panels sit facing south and east on a recently re tiled roof.

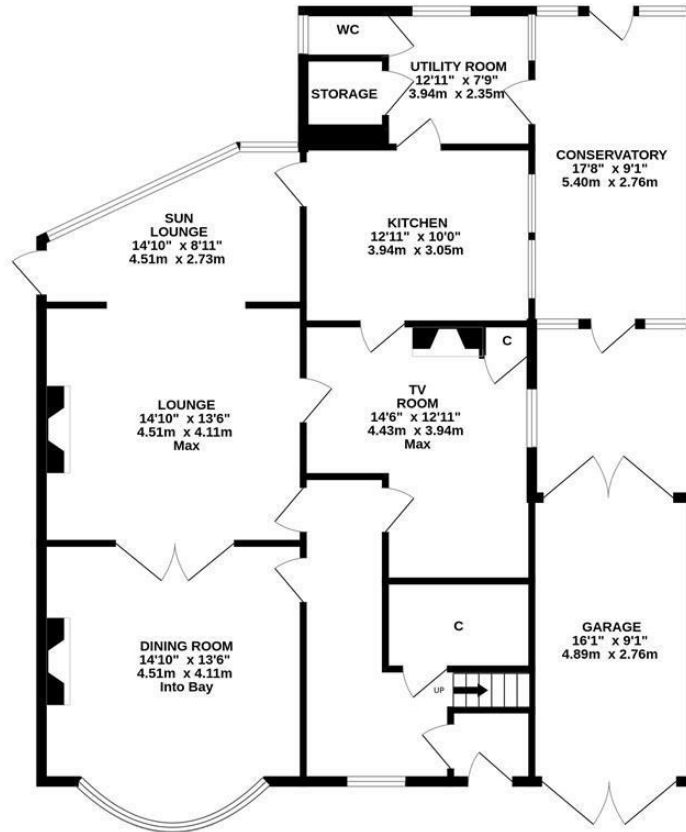
Substantial Semi-Detached Family Home
| Priced to Reflect Updating | 2,342 Sq ft (217.7m²) | Five Bedrooms | Lounge to Sun Lounge | Dining Room | TV Room | Kitchen | Utility Room | Downstairs WC | Conservatory | Shower Room & Additional WC | Solar Panels | Front Driveway & Garden | Garage | Side Yard | Extensive South-West Facing Rear Gardens | Freehold | Council Tax Band F | EPC: Tbc



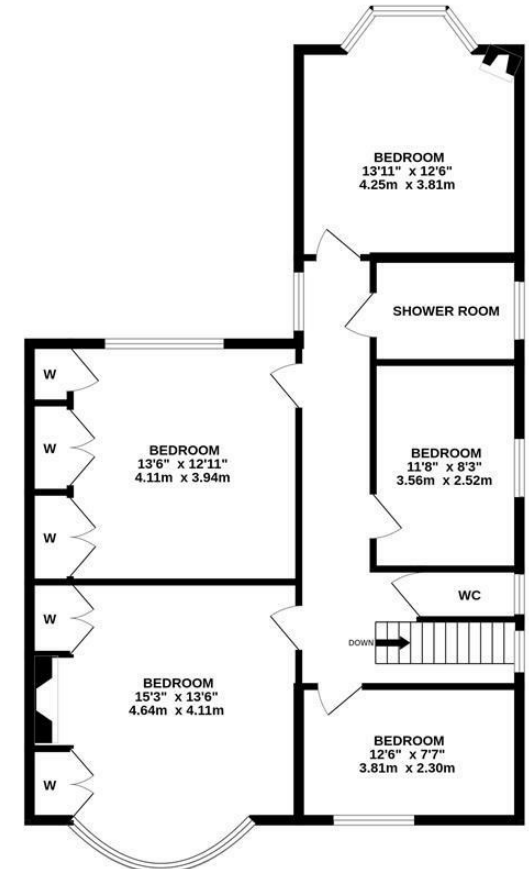
Offers Over £750,000



GROUND FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 2343 sq.ft. (217.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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