This semi-detached family home is ideally located on the south-east backing side of The Riding, Kenton. Close to excellent local schools, The Riding is well situated to access to the nearby local shops, the restaurants and cafes of Gosforth High Street as well as immediate access to the A1 western bypass.

The accommodation briefly comprises: entrance lobby through to hallway with half landing WC; sitting room with feature wood burning stove, stripped wood flooring and rear garden; dining room with feature wood burning stove; kitchen with a range of fitted units, work surfaces and under-stairs storage cupboard; utility room with rear door access to the garden; integral garage measuring 19ft. The split level first floor landing gives access to; four bedrooms, bedroom one with door access to a pleasant balcony overlooking the rear garden; stylish family bathroom with dual windows and four piece suite including a free standing bath and step in shower. To the second floor, a generous loft storage area measuring 14ft (light storage only)

Externally to the front, a garden laid to pebbles and a separate block paved driveway providing off-street parking, leading to the garage providing further off-street parking/storage. To the rear, a delightful south-east facing garden laid mainly to lawn with some mature planting including trees and shrubs, raised planting together with fenced boundaries. Early viewings are advised!

Semi-Detached Family Home | 1,555 Sq ft (144.5m2) | Four Bedrooms | Balcony to Bedroom | Sitting Room | Dining Room | Kitchen | Utility Room | Stylish Family Bathroom | 19ft Garage | Front Garden | South-East Facing Rear Garden | Freehold | Council Tax Band C | EPC: E

EPC - C

Offers Over £335,000

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.

KITCHEN
17'3" max x 10'7" max
5.27m max x 3.22m max

UTILITY ROOM
12'4" x 5'6"
3.76m x 1.67m

SITTING ROOM
17'3" x 12'4"
5.25m x 3.75m

GARAGE
19'4" x 8'0"
5.89m x 2.43m

DINING ROOM
16'11" x 12'4"
5.15m x 3.75m

C

WC   LOBBY

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

BEDROOM FOUR
10'9" max x 8'5"
3.28m max x 2.56m

BALCONY

BEDROOM ONE
14'0" x 12'5"
4.26m x 3.79m

BATHROOM

DOWN   UP

BEDROOM THREE
8'11" x 8'5"
2.71m x 2.56m

BEDROOM TWO
14'0" max x 12'5" max
4.27m max x 3.79m max

LOFT
135 sq.ft. (12.6 sq.m.) approx.

LOFT (LIGHT STORAGE ONLY)
14'1" x 10'7"
4.29m x 3.22m

DOWN

TOTAL FLOOR AREA : 1555sq.ft. (144.5 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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