



****AVAILABLE FEBRUARY 2025****

****UNFURNISHED** **PRIVATE REAR GARDEN & DRIVEWAY**** A well presented, semi-detached house ideally located on Kenton Crescent, Gosforth. Perfectly situated in close proximity to Kenton Park Shopping Centre, as well as other local conveniences and fantastic transport links into Newcastle City Centre, this great home would be well suited to either a small family or professional couple.



Modern and homely throughout, the internal accommodation briefly comprises a side entrance into an entrance hall with stairs leading to first floor; spacious lounge with wood flooring, log-burner, alcove storage and French doors leading to garden; open to the lounge there is a modern kitchen/diner, with tiled flooring, appliances and door leading to a porch with second property entrance; the first floor split-level landing leads to two double bedrooms, bathroom and a separate WC. Externally there is a private garden to the rear, laid mainly to lawn with fenced boundaries and a shed for storage. To the front a driveway providing off street parking for one car. There is also further on street parking available.

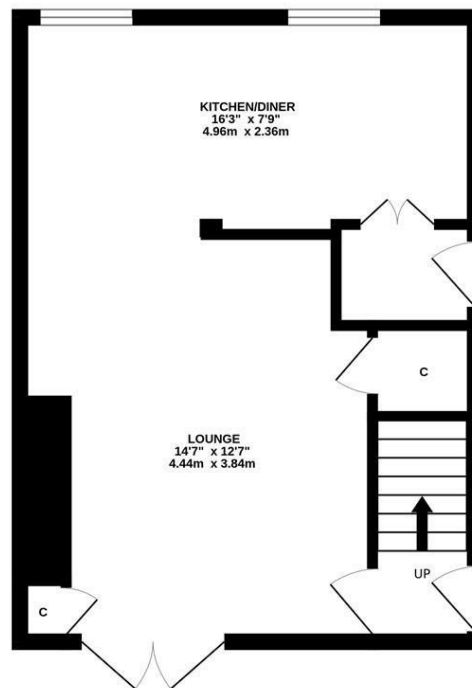
Available on an unfurnished basis, with gas central heating and double glazed windows throughout.

Available 4th February 2025 | £900pcm | Unfurnished | Semi-Detached House | Two Double Bedrooms | 706 Sq Ft (65.5 m2) | Lounge With Log-Burner | Modern Kitchen/Diner | Bathroom | Separate WC | Rear Garden | Driveway Parking | Great Location | Close To Public Transport Links | Council Tax Band: A | EPC Rating: C

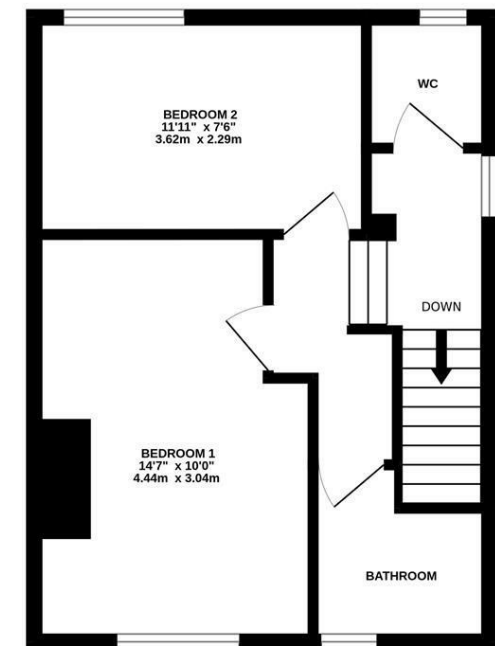
£900 PCM

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.5 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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