



Well Presented 1930's Semi-Detached Family Home with 21ft Open Plan Kitchen Diner and a South Facing Rear Garden! This three bedroom semi-detached family home ideally located on the south backing side of Southwood Gardens, Kenton. Situated close to excellent local schools, Southwood Gardens tucked behind Kenton Lane, provides perfect family accommodation with immediate access to the A1 western bypass and close to the cafés, restaurants and shops of Gosforth High Street.

Boasting close to 1,500 Sq ft, the accommodation briefly comprises: entrance lobby through to entrance hall with painted wood panelling, stairs to first floor and storage cupboard; sitting room with walk in bay, fireplace and painted wood panelling; 21ft kitchen diner with spot lighting and walk in bay together with rear door garden access, kitchen area with a range of fitted units together with hardwood work surfaces and hanging lighting, open to play room/study with under-stairs storage; downstairs WC. The first floor landing gives access to; bedroom one, a 17ft bedroom with walk in bay and fitted alcove wardrobe storage; bedroom two with walk in bay; bedroom three, again with walk in bay; generous family bathroom complete with four piece suite and dual windows. To the second floor, a 13ft loft room (light loft storage only) and door access to further Eaves storage. Externally, a block paved multi-vehicle driveway to the front, leading to the half garage, providing storage. To the rear, a delightful south facing garden, laid mainly to lawn with brick built raised flower beds, a patio seating area, mature tree and fenced boundaries. Offering well proportioned living for a growing family, this great home demands an internal inspection.

Well Presented 1930's Semi-Detached | 1,467 Sq ft (136.3m<sup>2</sup>) | Three Bedrooms | Sitting Room | 21ft Open Plan Kitchen Diner | Play Room/Study | Downstairs WC | Generous Family Bathroom | Loft Room (Light Storage Only) | Front Driveway | Half Garage | Delightful South Facing Rear Garden | GCH | Freehold | Council Tax Band C | EPC: D



Offers Over £300,000

**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.

