



## Prestwick Gardens Kenton

Viewing comes recommended on this fabulous extended semi detached house located within this popular residential street just off Kenton Lane. This lovely property benefits from a fully width extension to the rear incorporating an 18ft dining kitchen and 23ft sitting room with wood burner. There is a ground floor WC as well as a remodelled bathroom suite with walk in shower. There is a generous westerly facing garden to the rear with decked patio area together with paved driveway to the front providing ample off street parking. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler, and a half garage. There are frequent transport links nearby as well a local shops, schools and amenities. Gosforth High Street is a short distance away.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a lounge to the front with bay window together with a cosy sitting room to the rear with wood burner. There is a large dining/kitchen with integrated appliances and Velux windows which provides access to the utility and WC. To the first floor are 3 good size bedrooms and a quality fitted bathroom suite with walk in shower. There is a generous westerly facing lawned garden to the rear with decked patio area. To the front is a paved driveway providing ample off street parking and a half garage.

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## ENTRANCE DOOR LEADS TO:

### RECEPTION HALL

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboards, laminate flooring, radiator.

### W.C.

Low level WC, cupboard housing combination boiler.



### LOUNGE 15'5 (into bay) x 12'9 (into alcove) (4.70 x 3.89m)

Double glazed bay window to front, picture rail, coving to ceiling, radiator.

### SITTING ROOM 23'1 x 10'3 into 9'8 (7.04 x 3.12-2.95m)

Double glazed bay window to rear, wood burner, fitted cupboards to alcove, double glazed French door, two radiators.



### BREAKFAST KITCHEN 15'1 x 18'10 (max)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated dish washer, fridge and freezer, extractor hood, gas cooker point, tiled splash back, laminate flooring, double glazed French doors, two Velux windows, radiator, double glazed window to rear.

### UTILITY

Wall and base cupboards, sink unit, space for automatic washer, laminate flooring, door to garage, radiator.

### FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder.



### BEDROOM ONE 16'2 (into bay) x 11'7

Double glazed bay window to front, radiator.

### BEDROOM TWO 15'7 (into bay) x 11'11 (into alcove)

Double glazed to rear, radiator.

### BEDROOM THREE 9'3 x 7'1 (2.82 x 2.16m)

Double glazed window to front, radiator.

**BATHROOM/W.C.**

Panelled bath, walk-in double shower, wash hand basin with set in vanity unit, low level WC, part tiled walls, tiled flooring, heated towel rail, extractor fan, double glazed frosted window.

**BLOCK PAVED DRIVEWAY TO FRONT**

**REAR GARDEN**

Westerly facing, decked patio area, garden shed.

**GARAGE**

Attached, up and over door, light and power points.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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