



pattinson 

## 2 bed semi-detached house to buy in NE3

Stormont Green, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 4TD

# £160,000

 x2  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Two Bedroom Semi Detached
- ✓ Turn Key Ready
- ✓ Downstairs W.C.
- ✓ Front And Rear Gardens
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Set in the sought-after area of Kenton, Newcastle upon Tyne, we are proud to present to the market this stunning two-bedroom semi-detached home. Promising turn-key ready possession, it appeals to first-time buyers and investors alike due to its convenient location, striking features and modern facilities.

This property boasts two generously sized bedrooms, perfect for a growing family or for having guests over. The rooms are immaculately presented and decorated in neutral tones to accommodate any artistic preference.

The property also features a welcoming reception room, making it perfect for both relaxed and formal occasions. Its large window lets in plenty of natural light, illuminating the room and creating a warm, homey environment.

Designed with modern living in mind, there is a convenient downstairs W.C., ensuring your guests have easy access to a bathroom no matter where they are inside the house. The family-sized bathroom, beautifully fitted and complete with all essential fixtures, is located upstairs for privacy and convenience.

As soon as you enter, you'll be greeted by a well-maintained interior that requires no additional fixture, granting you the luxury of moving in and starting off your new chapter without hassle.

Located in the peaceful and friendly neighbourhood of Kenton, this property offers a secure base with easy access to local amenities, schools, recreational areas and transport links into the bustling city centre of Newcastle.

Evidently, this is a rare opportunity to acquire such a beautifully maintained, turn-key ready two-bedroom semi-detached house in the heart of Newcastle-upon-Tyne's Kenton district. Don't miss your chance! Please contact Pattinson Estate Agents today for more information or to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## Front Exterior



## Living Room

3.87m x 5.71m (12'8" x 18'8")

Spacious Lounge with ample space for a dining table.



## Kitchen

4.06m x 3.66m (13'3" x 12'0")

Modern kitchen with integrated gas hob, oven plumbed for washing machine also featuring a breakfast bar.



## W.C



## Sun Room

1.91m x 1.99m (6'3" x 6'6")



## Bedroom 1 Master

3.47m x 3.68m (11'4" x 12'0")

Double bedroom.



## Bedroom 2

3.02m x 3.63m (9'10" x 11'10")

Second double bedroom.



## Bathroom

White suite with shower over bath.



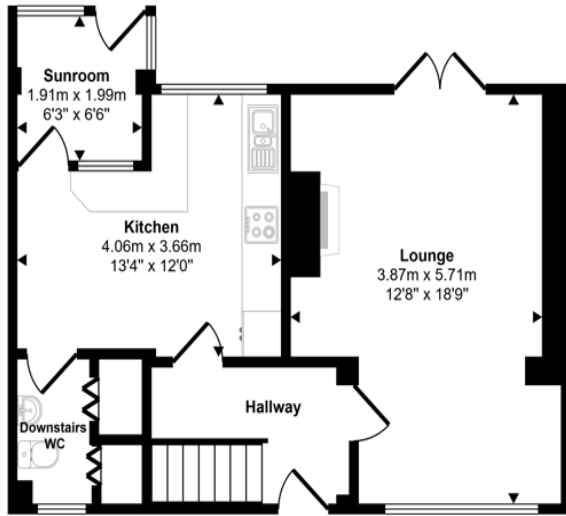
## W.C.



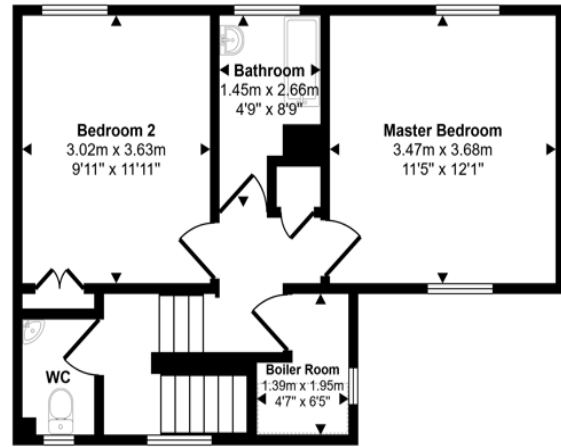
## Rear Garden



Approx Gross Internal Area  
91 sq m / 977 sq ft



Ground Floor  
Approx 50 sq m / 540 sq ft



First Floor  
Approx 41 sq m / 437 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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