





- Semi-Detached Home
- Popular Location
- Two Reception Rooms
- Garage + Driveway
- Public Transport Links
- Very Well-Presented
- Three Bedrooms
- Front & Rear Gardens
- Local Facilities
- Council Tax Band *C*





Jan Forster Estates are delighted to welcome to the market this simply stunning 1930's semi-detached home on The Wynd in Kenton.

Offering a wealth of benefits, including transport links to Gosforth High Street and Newcastle city centre, this property is close to well-regarded schools and is within a walking distance of the Exhibition Park & Gosforth Central Park.

Immaculately presented throughout, the property briefly comprises:- entrance hall with original panelling, lounge featuring bay window, dining room and a kitchen with floor and wall units giving access to the rear garden. Off the landing to the first floor, there are three spacious bedrooms and a modern three-piece family shower room WC. Externally, there is a well-presented garden to the front with a driveway offering off-street parking, which leads to the garage, and a West-facing rear garden- an ideal space to unwind in during the long summer nights.

Overall, a superb home that has to be viewed to be appreciated. Please, call our Gosforth branch on 0191 236 2070 for more information and to book a viewing.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*



Lounge 11'5" x 13'0" (3.50 x 3.98)

Dining Room 12'4" x 13'8" (3.76 x 4.19)

Kitchen 6'10" x 12'6" (2.10 x 3.83)

Bedroom One 12'5" x 11'3" (3.81 x 3.43)

Bedroom Two 11'3" x 12'1" (3.43 x 3.70)

Bedroom Three 8'2" x 8'11" (2.50 x 2.73)



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Gosforth

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Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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