



- 3 Bedrooms
- Dining Room
- En-suite Shower Room WC



- Cloakroom WC
- Kitchen
- Bathroom WC



- Lounge
- Utility Room
- Garage

This well presented 1950's 3 bedroomed semi detached house had been updated to provide well appointed accommodation, ideal for modern family needs. Retaining many original features and with gas fired central heating and sealed unit double glazing. The Entrance Porch leads to the spacious Reception Hall, with Karndean flooring, stairs to first floor landing, storage cupboard and door to Cloaks WC fitted with a low level WC and wall mounted wash basin. The Lounge is to the front (currently the Dining Room) and has bay window and a modern wall mounted gas fire. The Dining Room is to the rear (currently the Lounge) with double doors opening to the rear patio and garden. The Kitchen is fitted with high gloss wall and base units, sink unit, electric oven, 4 ring electric hob with extractor over, integrated dishwasher and fridge. The Utility has fitted units with sink unit and plumbing for a washer, space for dryer, space for Freezer, door to the rear patio and door to Garage with wall mounted gas combi boiler and electric roller door. First Floor Landing, Bedroom 1 with bay window to front and fitted wardrobes. Bedroom 2 is to the rear and has fitted wardrobes and door to En Suite Shower/WC, with low level wc, wall mounted wash basin and shower enclosure with mains shower. Bedroom 3 has a window to the front. The Family Bathroom/WC has a low level wc with concealed cistern, wash basin with storage under, bath and corner shower cubicle.

Externally, the Front Garden is lawned, with hedge surround and driveway to the garage. The Rear Garden has a patio and lawn with raise beds and deck area.

The Riding is well placed for local schools and other amenities, with good road and public transport links into Gosforth and the City as well as easy access to the A1 Council Tax Band C

Entrance Porch 5'6" x 3'11" (1.70 x 1.21)

Entrance Hall 14'1" x 8'2" (4.3 x 2.5)

Lounge 13'0" x 12'1" (3.98 x 3.70)

Dining Room 14'1" x 12'1" (4.31 x 3.70)

Kitchen 9'6" x 9'6" (2.90 x 2.90)

Utility Room 9'6" x 4'10" (2.9 x 1.49)

Bedroom 1 13'7" x 12'1" (4.15 x 3.70)

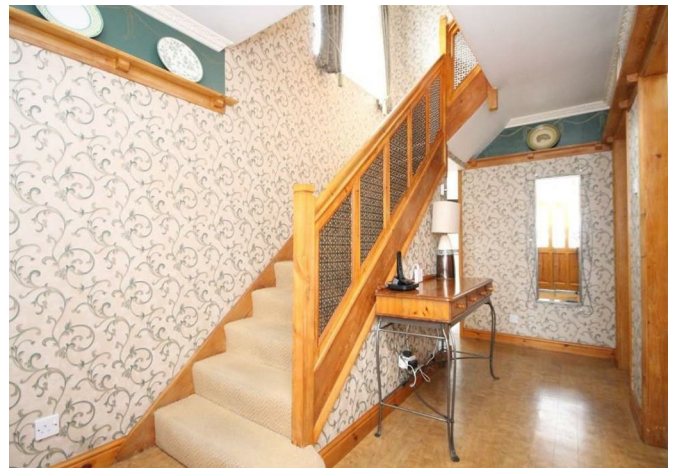
Bedroom 2 13'0" x 12'1" (3.98 x 3.70)

En-suite Shower Room WC

Bedroom 3 10'9" x 8'2" (3.28 x 2.49)

Bathroom WC 9'6" x 7'4" (2.90 x 2.26)

Garage 20'0" x 8'4" (6.10 x 2.55)





Energy Performance: Current D Potential C

Council Tax Band: C

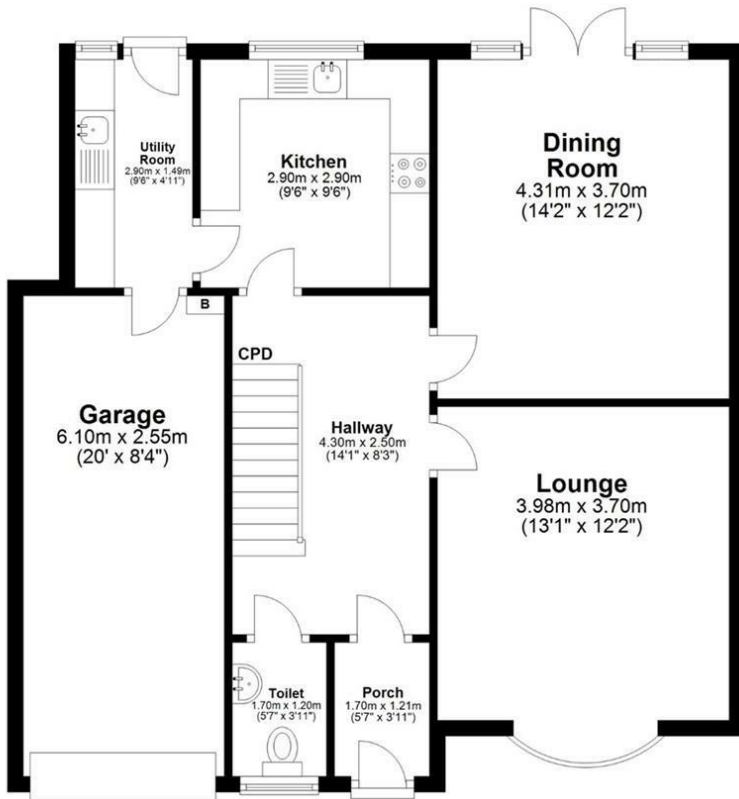
Distance from School:

Distance from Metro:

Distance from Village Centre:

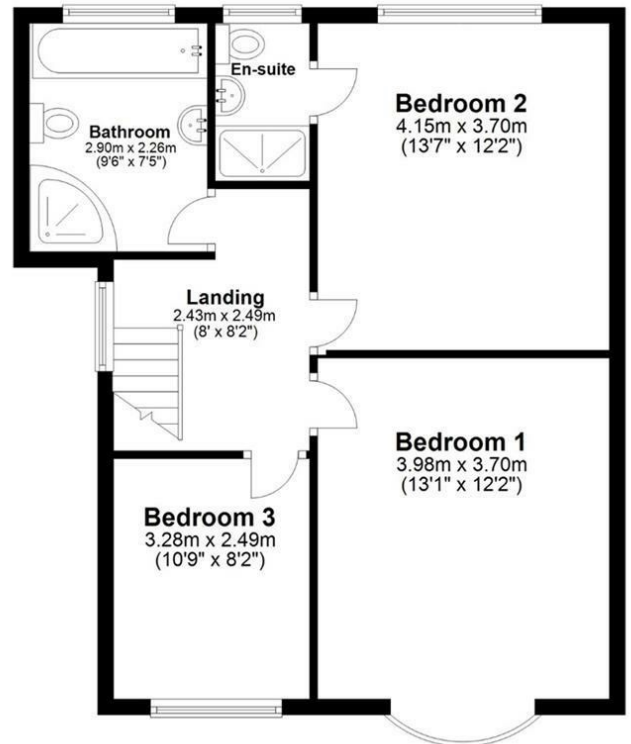
Ground Floor

Approx. 77.1 sq. metres (829.8 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 133.7 sq. metres (1439.0 sq. feet)
24 The Riding , Kenton, Newcastle Upon Tyne



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.