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KENTON CRESCENT, NEWCASTLE UPON TYNE, NE3

Offers Over £140,000

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Well-presented two-bedroom semi-detached house located in Kenton Crescent, Newcastle Upon Tyne

The property is arranged over two storeys and includes a lounge/diner and kitchen on the ground floor, with two double bedrooms, a family shower room and a separate WC positioned on the first floor. Externally, there is off-street parking and a rear garden.

The property is situated close to local shops, schools and everyday amenities, with good transport links providing access into Newcastle city centre and surrounding areas, making it suitable for first-time buyers, professionals and downsizers.

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The internal accommodation comprises: an entrance into the kitchen, fitted with a range of wall and base units and space for appliances, with access leading through into a full-depth lounge and dining area, along with an inner hallway which includes stairs leading up to the first floor and access to a second external door.

The lounge and dining area runs the full depth of the property, providing a well-proportioned living space with a window overlooking the rear garden, a central fireplace, and understairs storage, along with access into the inner hallway, which connects the ground floor layout.

The first floor landing gives access to two double bedrooms, both of which have recently been re-skimmed, along with a family shower room fitted in a wet room style with a walk-in shower and wash hand basin. There is also a convenient WC located separately from the main shower room.

Externally, the property benefits from off-street parking to the front, while to the rear, there is a west-facing garden laid mainly to lawn with fenced boundaries and a storage shed.



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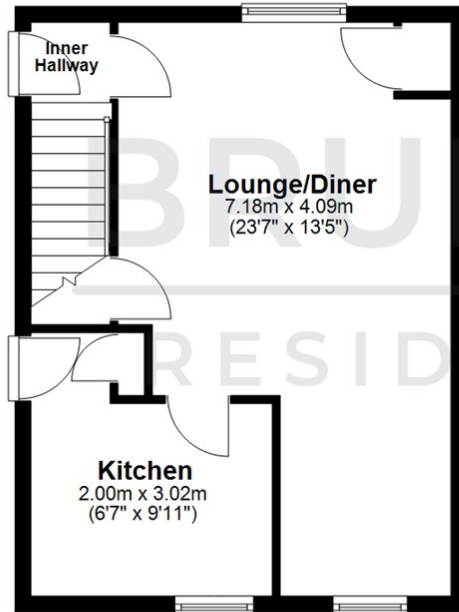
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

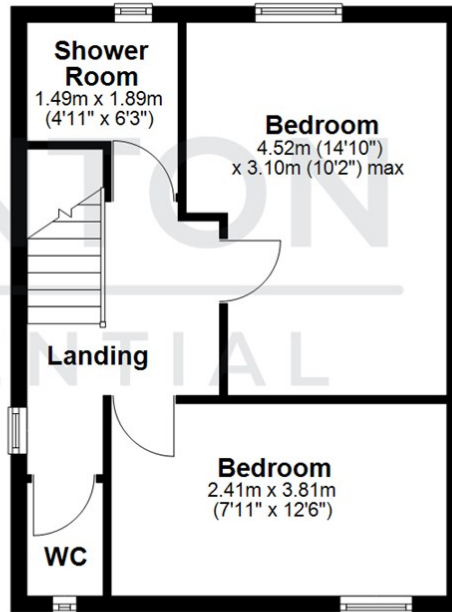
COUNCIL TAX BAND : A

EPC RATING : D

Ground Floor
Approx. 37.7 sq. metres (405.8 sq. feet)

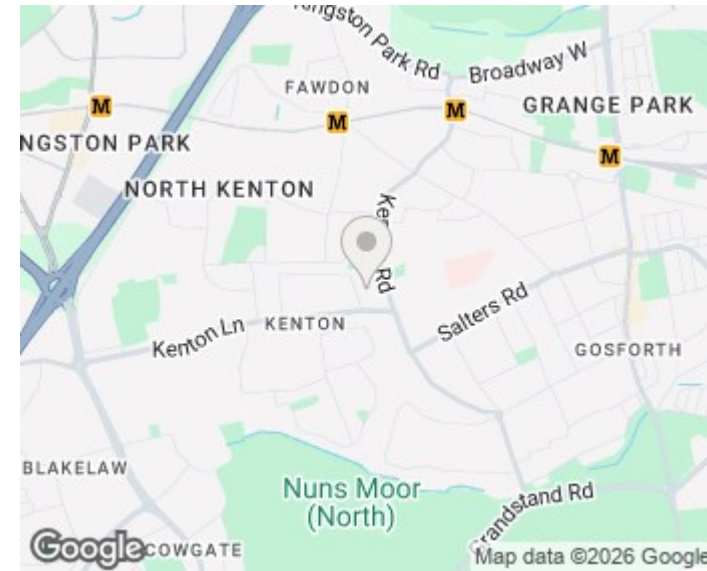


First Floor
Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	68
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	