



rare!
From Sanderson Young



121 Kenton Road
Gosforth



121 Kenton Road, Gosforth, Newcastle upon Tyne NE3 4NN

Guide Price £725,000

Set back on the western elevation of Kenton Road, is this superb, large, detached family home. The property has been occupied by the current owners for over 40 years and shows potential for further extension or conversion if required. The property is well located on a fantastic mature garden site, which includes a lovely rose garden to the front and a rear garden which is principally west-facing and provides a large family recreation area, with beautiful borders and terraces. The roof has been replaced in recent years to include both the main house, bay, garaging and outbuildings. Kenton Road is a popular area of Gosforth, well-located for its ease of access to local schools, amenities and shops, as well as into the Town Moor and Newcastle city centre. There are also excellent bus links throughout the area and good local shopping facilities. This is a superb family home in an excellent residential area. An early viewing is strongly recommended.

Ground Floor: Entrance Porch | Reception Hall with Attractive Wood Panelling and Handmade Wood Doors
Cloakroom and Separate WC | Dining Room | Extended Lounge with Open Fire | Family Kitchen and Day Room | Access to
Rear of Garage with Utility/Laundry Room, Freezer Room and Coal Store | First Floor: Four Good Double Bedrooms
Family Bathroom/WC | Separate Shower Room | Externally: Front Garden with Driveway Parking | Two Adjoining Garages
with Electric Sectional Doors | Large West-Facing Rear Garden with External Tap

Services: Mains Gas, Electricity, Water and Drainage | Tenure: Freehold | EPC Rating: F

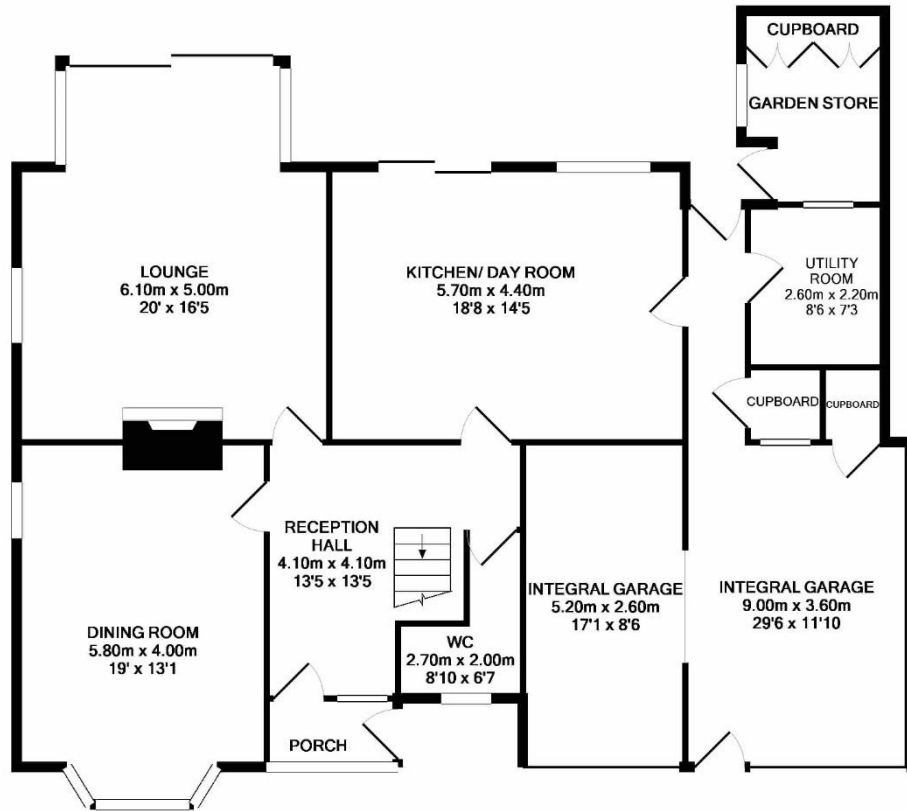
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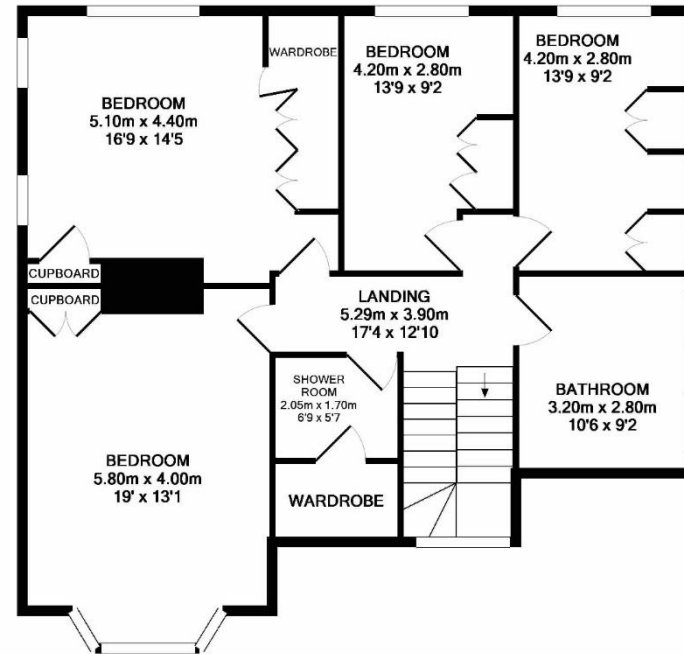








GROUND FLOOR
APPROX. FLOOR
AREA 144.6 SQ.M.
(1557 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 92.1 SQ.M.
(991 SQ.FT.)

TOTAL APPROX. FLOOR AREA 236.7 SQ.M. (2548 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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All confidential enquiries to:
rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | F: 0191 2233505 | www.sandersonyoung.co.uk