SIGNATURE

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Exceeding Expectations



FOR SALE

Shipton Lane

KENTON, NEWCASTLE UPON TYNE, NE3 3GR

ASKING PRICE

£160,000

2 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Shipton Lane, Kenton

ASKING PRICE £160,000 · FREEHOLD

Signature North East are delighted to welcome to the market this two-bedroom terraced home, ideally situated on Shipton Lane, just outside Kenton, Newcastle Upon Tyne. The property enjoys a convenient location, close to a range of local shops, supermarkets and everyday amenities. Nearby schools include Kenton Bar Primary School and Kenton School, while regular bus services provide connections to Newcastle city centre and the surrounding areas. The city also offers an extensive selection of shopping, dining and leisure facilities, all within easy reach.

Upon entering the property, you are welcomed into a central hallway, leading through to the kitchen, which features a range of wall and base units, ample countertop space, and an integrated oven and hob. Conveniently located next to the kitchen is a downstairs W.C. To the rear, the living room offers ample space for a range of furnishings, with double patio doors providing direct access to the rear garden and allowing natural light to fill the room.

Continuing to the first floor, you will find two bedrooms. Bedroom one comfortably accommodates a king-sized bed alongside additional furnishings, while bedroom two offers space for a double bed and further furniture. Completing the accommodation is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the property benefits from a rear garden laid to lawn, providing space for outdoor furniture and relaxation. Further advantages include an allocated off-street parking space to the rear, along with additional on-street parking available to the front.

This home offers practical accommodation, outdoor space and convenient access to local amenities and transport links, making it an appealing option for a range of buyers.





KEY FEATURES

- Two-bedroom terraced home situated on Shipton Lane, just outside Kenton
- Living room with double patio doors leading to the rear garden
- Fitted kitchen with integrated oven & hob
- Convenient downstairs W.C. & family bathroom with overhead shower
- Two well-proportioned bedrooms
- Rear lawned garden, allocated off-street parking & convenient access to local amenities, schools & transport links

- Council Tax Band A
- EPC Rating C


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OBJETS POUR ETRENNES







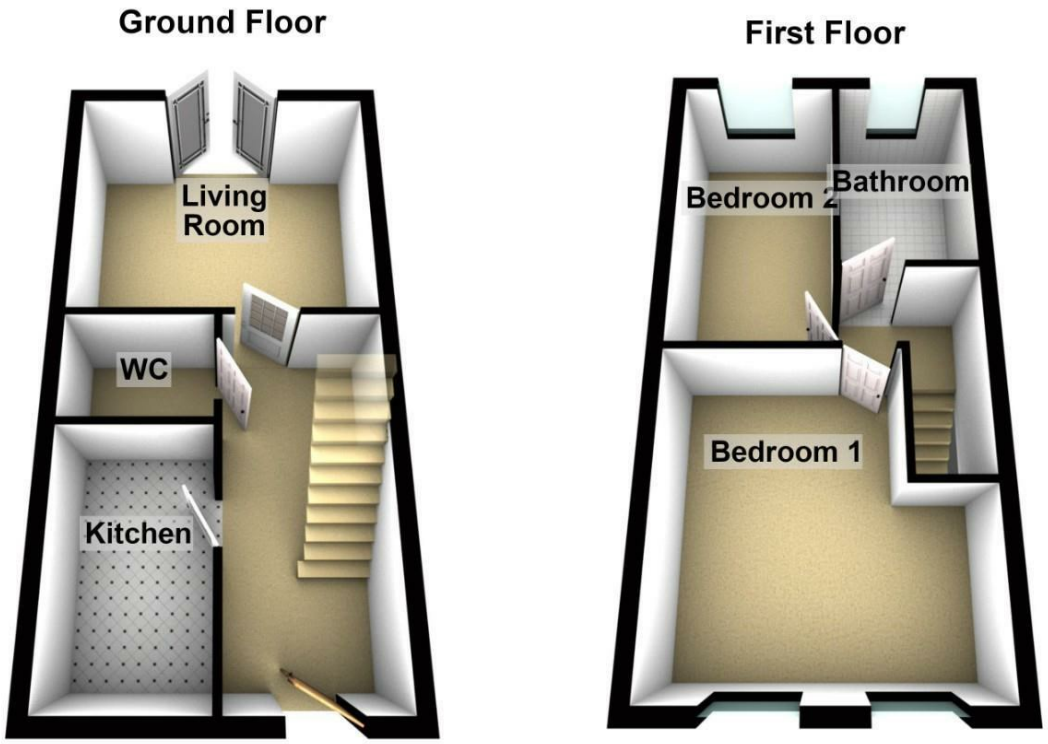


ACCOMMODATION

Room Dimensions

Living Room	3.2 x 3.8 (10'5" x 12'5")
Kitchen	3 x 1.8 (9'10" x 5'10")
W.C	1.30 x 1.80 (4'3" x 5'10")
Bedroom One	3.8 x 3.8 (12'5" x 12'5")
Bedroom Two	3.8 x 2 (12'5" x 6'6")
Bathroom	2.7 x 1.7 (8'10" x 5'6")

FLOOR PLAN



Total area: approx. 58.5 sq. metres (629.9 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.