

# Byrewood Walk, Kenton, NE3

OIRO £170,000



## Full Description

Alexander Hudson Estates are thrilled to introduce this bright and spacious, three-bedroom, semi-detached family home situated in a new build estate in Kenton, NE3.

Immaculately presented and maintained throughout, the property briefly comprises of an entrance hallway, spacious living/dining room, kitchen. On the first floor lies a family bathroom and three generously sized bedrooms, the main bedroom benefits from an en-suite shower room. Externally, the front of the property benefits from a well maintained garden and driveway. A spacious and sunny garden sits to the rear.

The property is ideally located and within walking distance to local schools. Fawdon or Kingston Park Metro and local transport links provide easy access into Newcastle City Centre, the Airport and the Coast with nearby access to the A1 for further travel. Local supermarkets, Kingston Park Retail Park and Gosforth High Street are just a short drive away from the property.

## Features

- Well-presented three bedroom semi-detached family home.
- Bright and spacious open-plan living and dining space overlooking the rear garden.
- Master bedroom with en-suite access.
- Situated within close proximity to local schools, amenities and transport links.

## Contact Us

### Alexander Hudson

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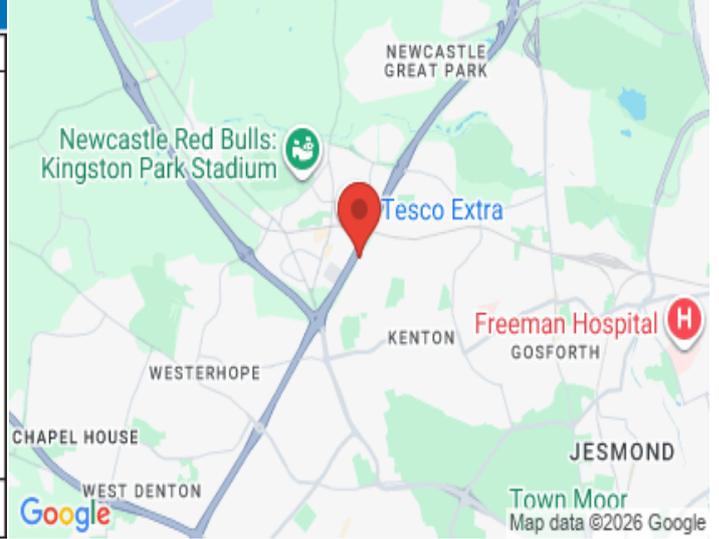






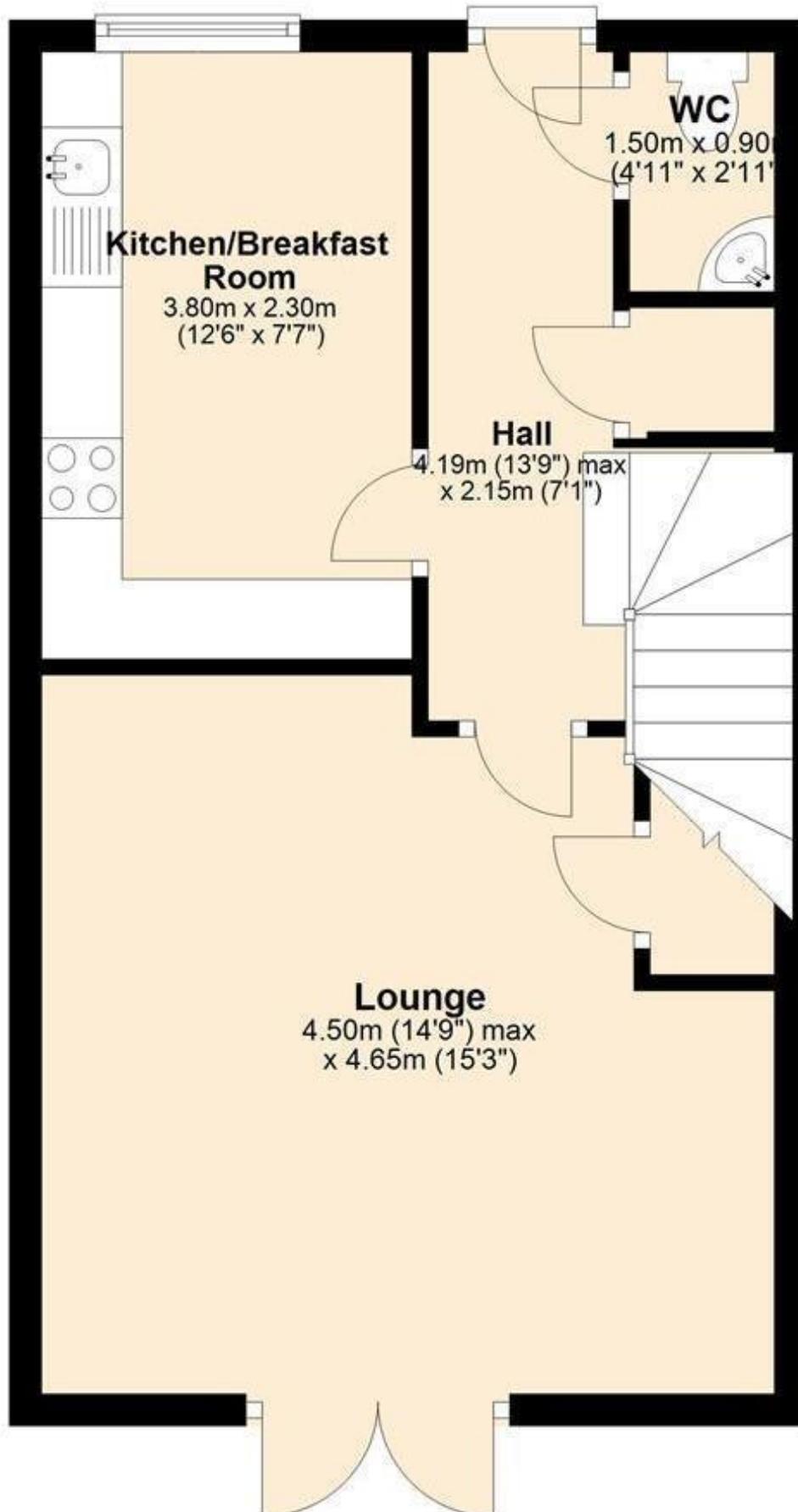
# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Ground Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 76.7 sq. metres (825.2 sq. feet)

# First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)

