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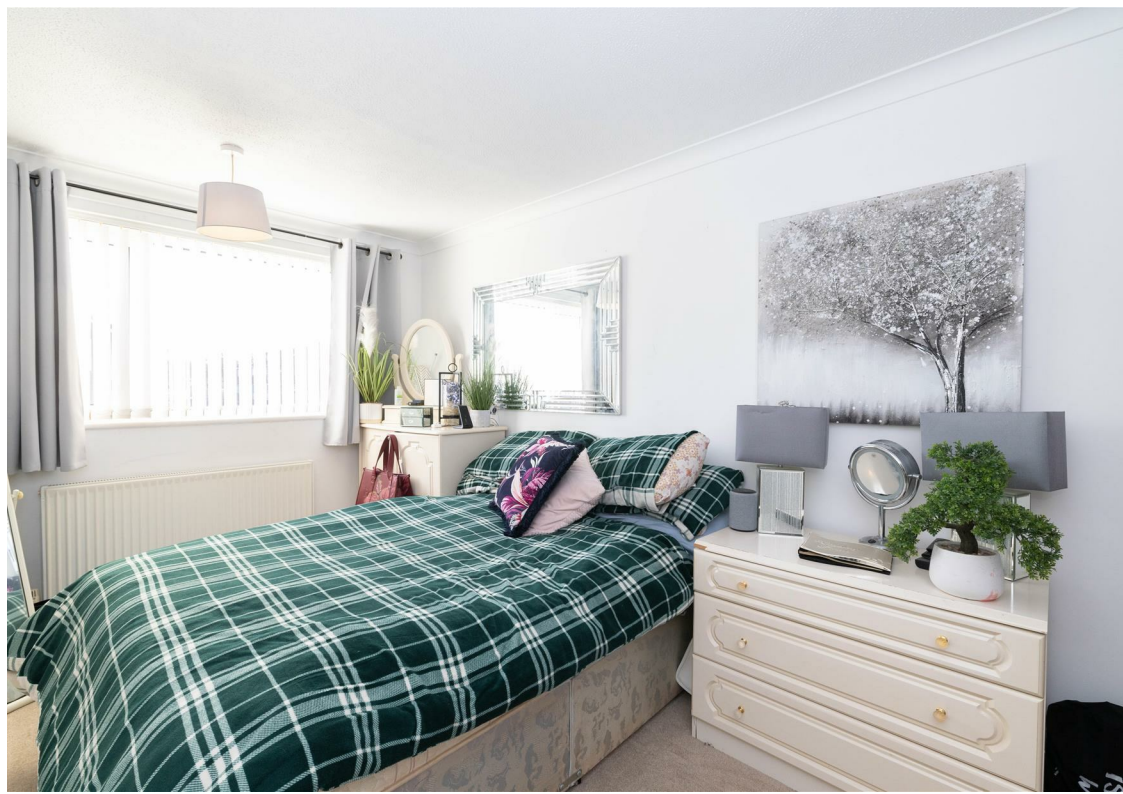


2



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- Extended Family Home
- Two Bathrooms
- Off Street Parking
- Close To Amenities
- Viewing Recommended
- Five Bedrooms
- Conservatory
- Popular Location
- Council Tax Band *C*
- Call For More Information





This generously extended five-bedroom semi-detached house offers an abundance of space and versatile living arrangements, making it perfect for a growing family or those looking for extra room.

The property is in a fantastic location, in the ever-popular Kingston Park, with easy access to a wealth of local amenities including schools, shops, a retail park, a local superstore, and superb transport links with the Metro and A1 Motorway.

Briefly comprising to the ground floor: - entrance porch, hallway, bright and airy lounge, dining room with sliding doors to a sunny conservatory, and a modern kitchen dining room with a range of fitted wall and floor units along with access to the rear. There is also a ground floor bedroom and en suite. To the first floor there are four bedrooms, two with built-in storage and there is a family bathroom WC with shower over the P-shaped bath. The property further benefits from gas central heating and double glazing.

Externally there is a driveway to the front for off street parking and there is a charming garden to the rear with a patio area, decking, artificial lawn, and summer house. A perfect space to relax or entertain in the warmer months.

We anticipate a high level of viewings on this fantastic family home. For more information and to book, please call our sales team on 0191 236 2070 to learn more.

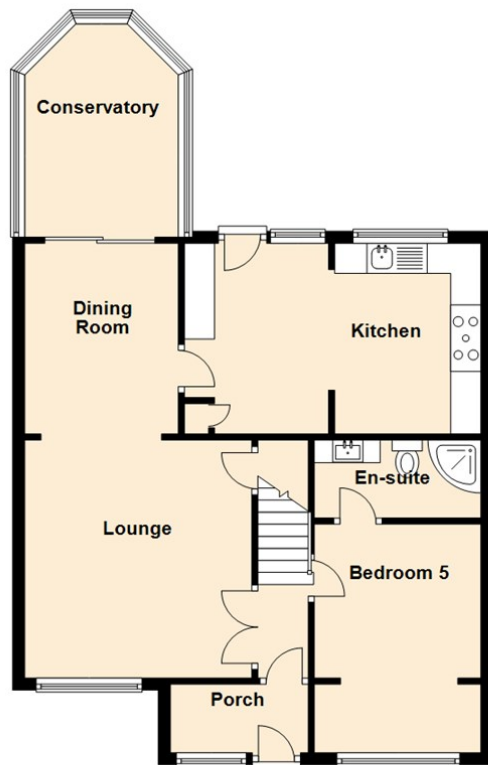
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

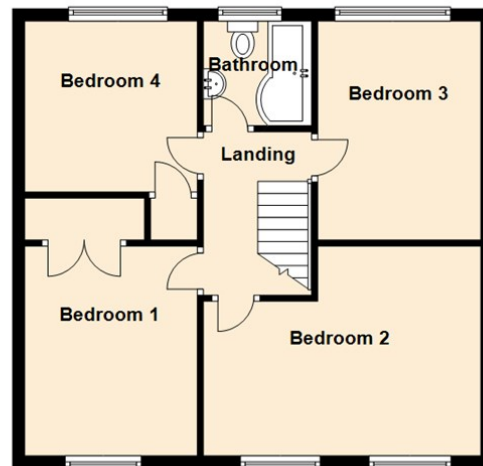
Council Tax band *C*.



Ground Floor



First Floor



Lounge 12'2" x 13'6" (3.73 x 4.14)

Dining Room 10'5" x 8'2" (3.18 x 2.51)

Kitchen 17'4" x 10'10" (5.30 x 3.32)

Conservatory 11'2" x 9'6" (3.42 x 2.92)

Bedroom One 9'0" x 13'2" (2.75 x 4.03)

Bedroom Two 11'5" x 11'5" (3.48 x 3.48)

Bedroom Three 9'3" x 11'10" (2.84 x 3.62)

Bedroom Four 9'3" x 9'1" (2.82 x 2.77)

Energy Efficiency Rating

	Current	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		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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