





- Popular Location
- No Onward Chain
- Detached Garage
- Council Tax Band \*B\*
- Viewing Recommended
- Three Bedrooms
- Front and Rear Gardens
- Walking Distance To Shops
- Freehold
- Call For More Information





This charming, semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and two reception rooms, this property is perfect for families or those seeking extra space. Offered for sale with the benefit of no onward chain.

Internally the property briefly comprises to the ground floor: - entrance lobby, spacious lounge dining room with storage under the stairs, and kitchen with fitted units and integrated oven and hob and access to the rear. To the first floor there are three bedrooms, two with fitted wardrobes and there is also a modern family shower room. The property further benefits from electric heating and double glazing.

Externally there is are easy to maintain gardens to both the front and rear and there is also a garage to the rear of the property.

Kingston Park is renowned for its excellent amenities, including shops, schools, and transport links, making it an ideal location for both families and professionals. This home not only offers a comfortable living space but also the convenience of being close to everything you need.

For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

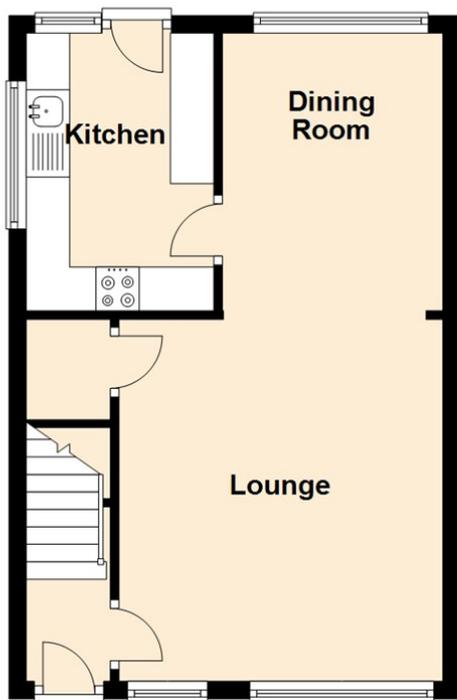
#### Tenure

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

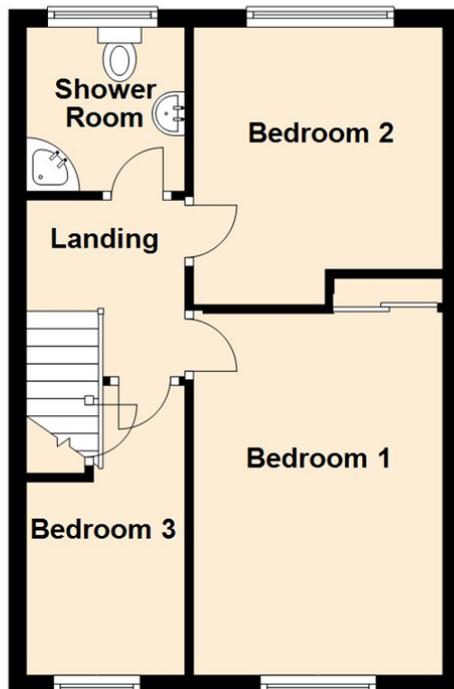
Council Tax band \*B\*.



Ground Floor



First Floor



Lounge 12'2" x 13'7" (3.71 x 4.16)

Dining Room 8'2" x 10'5" (2.49 x 3.20)

Kitchen 7'3" x 10'11" (2.23 x 3.35)

Bedroom One 8'7" x 13'3" (2.62 x 4.06)

Bedroom Two 9'3" x 9'0" (2.82 x 2.75)

Bedroom Three 4'9" x 6'10" (1.45 x 2.10)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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	

## The difference between house and home

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