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- Three Bedrooms
- Kitchen Dining Room
- Sought After Location
- Cul-de-Sac Location
- Leasehold
- Semi Detached
- Garage in a Block
- Enclosed Rear Garden
- MUST BE VIEWED
- Council Tax Band \*B\*







**\*\* Video Tours on our YouTube Channel |  
<https://youtu.be/8LSWexZRmNo> \*\***

**THREE BEDROOMS | SEMI DETACHED | GARAGE IN A BLOCK**

Jan Forster Estates are pleased to welcome to the market this immaculately presented three bedroom semi detached property in the ever popular Kingston Park. Close to many local amenities including schools, shops, retail park, local superstore and superb transport links via Metro line, bus routes and the A1 motorway.

Internally the property briefly comprises to the ground floor:- entrance hall, lounge with storage beneath the stairs, and open plan kitchen dining room with French doors onto the garden. To the first floor there are three bedrooms with built-in storage and a stunning three piece family bathroom with shower over the bath.

Externally there are gardens to both the front and rear with a decked area to make the most of the Southerly rear aspect. There is also a garage in a nearby block. A great purchase for the first time buyer, down-sizer or investor alike.

For more information and to book your viewing please call our Gosforth team on 0191 236 2070.

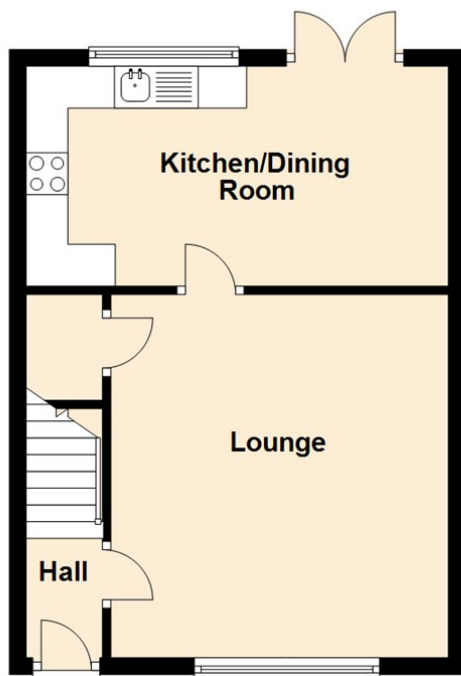
#### **Tenure**

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

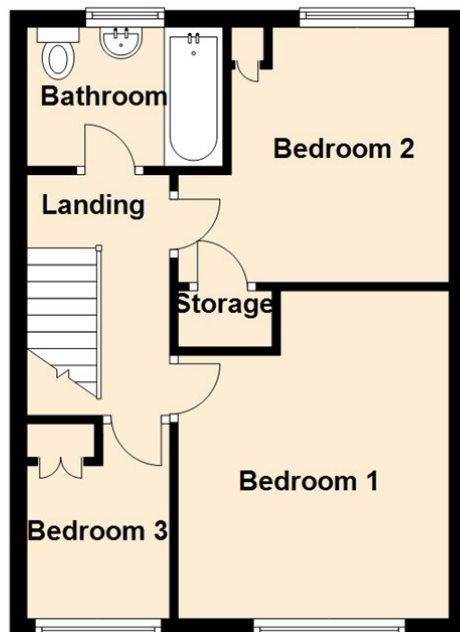
**Council Tax band \*B\***



**Ground Floor**



**First Floor**




Lounge 13'5" x 13'9" (4.10 x 4.20)

Kitchen Dining Room 9'7" x 16'11" (2.93 x 5.16)

Bedroom One 10'8" x 13'3" (3.26 x 4.04)

Bedroom Two 10'10" x 10'1" (3.32 x 3.08)

Bedroom Three 9'2" x 6'0" (2.80 x 1.83)

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

## The difference between house and home

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