





- Popular Location
- Well Presented
- Three Bedrooms
- Front and Rear Gardens
- Attached Garage
- Walking Distance To Shops
- Council Tax Band *B*
- Freehold
- Viewing Recommended
- Call For More Information





This well presented, three-bedroom, semi-detached family home is positioned in the popular Hersham Close in Kingston Park.

Internally the property briefly comprises to the ground floor: - entrance lobby, spacious lounge dining room with storage under the stairs, and a modern Cavendish kitchen with fitted units, integrated NEFF hob, oven and dishwasher, and access to the rear. To the first floor there are three bedrooms, and there is also a modern family bathroom WC. The property further benefits from gas central heating, double glazing and the ground floor is fitted with Karndean flooring throughout.

Externally there are beautifully kept and well stocked gardens to both the front and rear along with a driveway leading to the attached garage.

Kingston Park itself is well-equipped with local amenities, including schools, parks, leisure facilities, and shopping options, making it a convenient and attractive area for families. Whether for daily needs or leisure activities, residents will find everything they need close to home. This neighbourhood offers a family-friendly environment, and the area also benefits from excellent transportation links, with several bus stops nearby along with the Metro. Kingston Park station is a few minutes' walk from Hersham Close, providing quick access across to the city's Metro network.

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

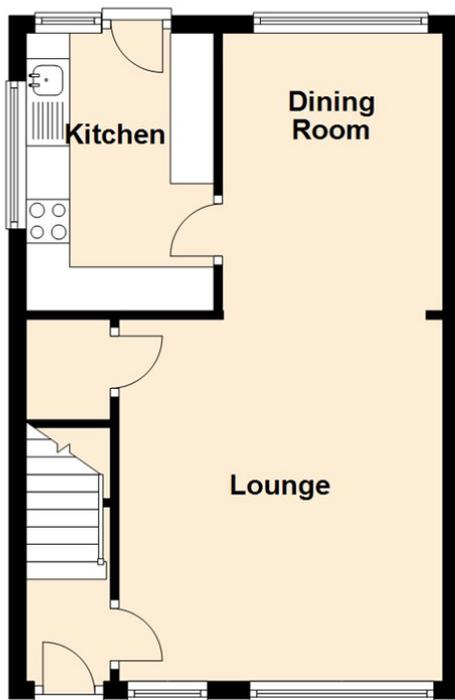
Tenure

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

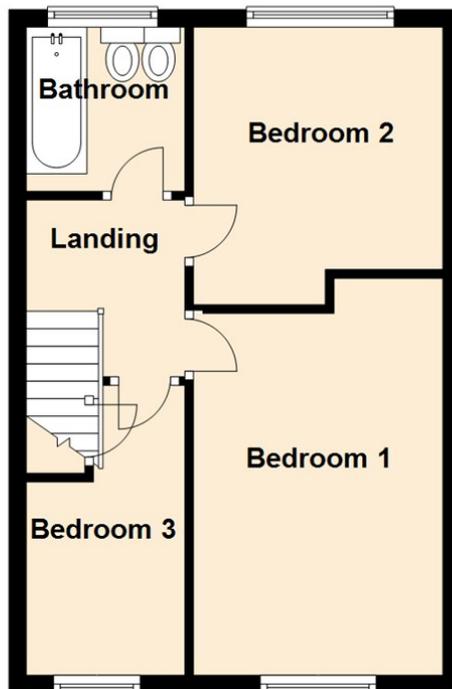
Council Tax band *B*.



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)

DISCLAIMER

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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www.janforsterestates.com

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

