





3



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- Popular Location
- Three Bedrooms
- Driveway and Garage
- Council Tax Band *C*
- Call For More Information
- Link Detached Home
- Front and Rear Gardens
- Freehold
- Viewing Recommended





Welcome to this charming link-detached house located on the popular Ascot Walk, in Kingston Park. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for the growing family. Offered for sale with the benefit of no upper chain.

The location offers easy access to a wealth of local amenities including schools, shops, retail park, local superstore, and superb transport links via the Metro and A1 Motorway.

Internally the property briefly comprises to the ground floor: - entrance porch, spacious lounge with open plan staircase, and a bright and airy kitchen dining room with fitted high gloss units and French doors leading to the rear. To the first floor there are three good sized bedrooms and a family bathroom WC with an L-shaped bath.

Externally there is a garden to the front and there is also a garden to the rear with a patio and lawn along with gated access and a driveway for off street parking, leading to the attached garage.

This property presents a wonderful opportunity for prospective buyers looking to settle in a desirable area. For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

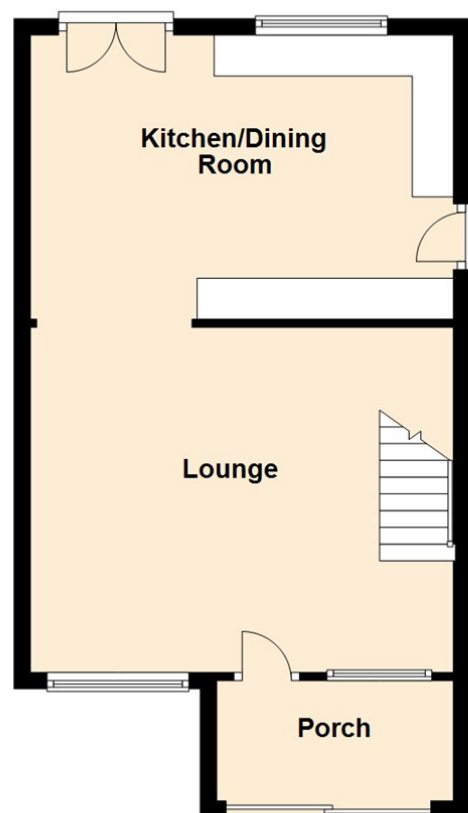
Tenure

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

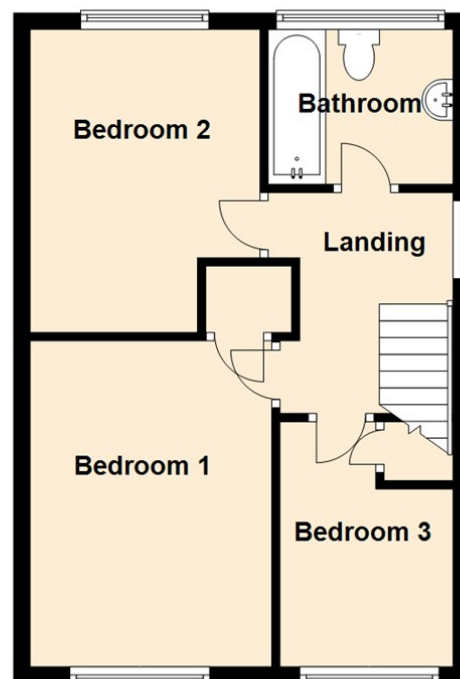
Council Tax band *C*.



Ground Floor



First Floor



Lounge 16'10" x 13'9" (5.14 x 4.21)

Kitchen Dining Room 11'3" x 16'11" (3.43 x 5.17)

Bedroom One 10'0" x 12'10" (3.06 x 3.92)

Bedroom Two 9'4" x 11'6" (2.85 x 3.52)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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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