







3



2



1

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







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/YZOSm3eRgdc> \*\***

Situated in the popular Oulton Close, this three-bedroom, detached home will appeal to a variety of buyers.

The area offers a comfortable and convenient living environment with a range of amenities and green spaces nearby. Conveniently located close to Kingston Park, providing residents with easy access to local amenities such as shops, schools, and parks. The area is well connected by road, with easy access to the A1(M) and other major roads, which means driving to Newcastle and surrounding areas is straightforward.

The property is in need of some cosmetic updating and briefly comprises to the ground floor: - entrance lobby with WC, bright and airy dining room with bay window, spacious lounge, and kitchen with access to a handy utility room. To the first floor off the landing with storage there are three good sized bedrooms and a shower room WC. Further benefits include gas central heating and double glazing.

Externally is a garden to the front along with a driveway leading to the attached garage. There is also a garden to the rear with a patio area and lawn.

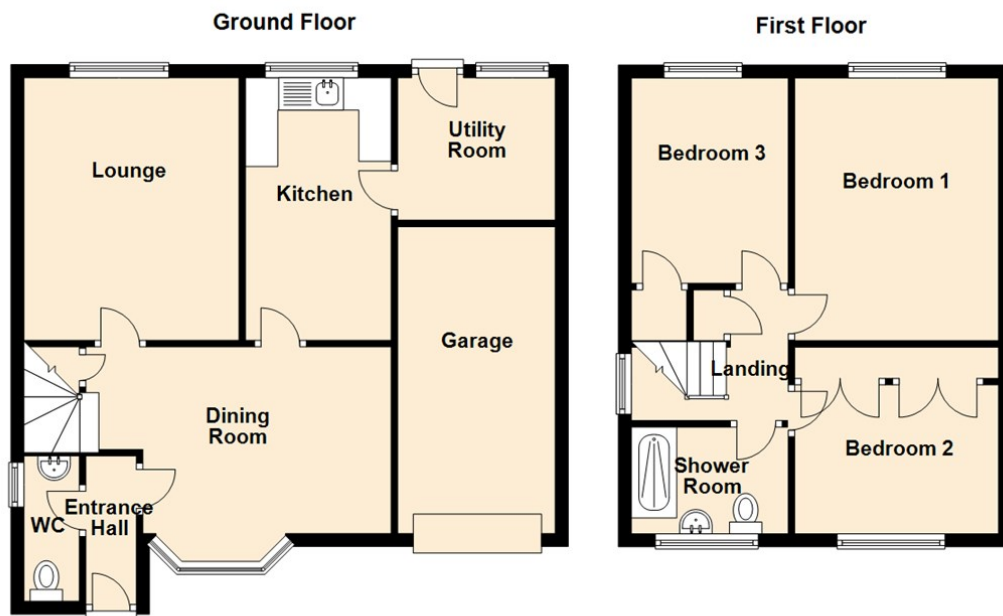
To arrange a viewing of for more information, please call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax band \*C\*.






Lounge 13'2" x 11'1" (4.03 x 3.40)

Dining Room 9'1" x 15'7" (2.79 x 4.76)

Kitchen 13'0" x 7'0" (3.98 x 2.14)

Bedroom Two 8'11" x 9'10" (2.73 x 3.02)

Bedroom Three 10'1" x 8'3" (3.08 x 2.52)

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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