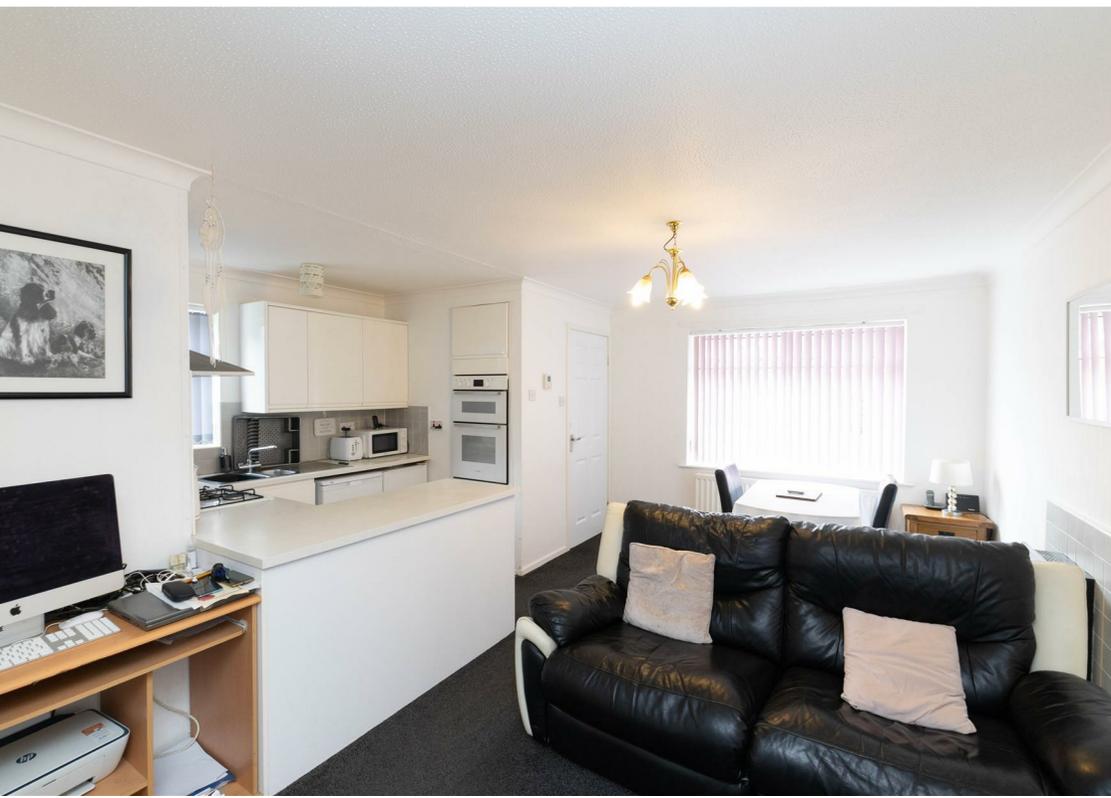






- Popular Location
- No Upper Chain
- Open Plan Living
- Close To Shops
- Council Tax Band \*A\*
- Semi Detached Bungalow
- Three Bedrooms
- Off Street Parking
- Excellent Transport Links
- Freehold





Welcome to this charming, three-bedroom semi-detached bungalow, ideally located in the sought-after Pinewood Close - a quiet cul-de-sac in Kingston Park. Perfectly suited to couples, smaller families, and retirees alike. Offered for sale with the benefit of no upper chain.

Internally the property is made up of a welcoming entrance porch, open plan living dining room with a fitted kitchen area featuring top and floor units, complementing work surfaces and an integrated oven and hob. There are three good sized bedrooms and a family bathroom WC with an overhead shower. Further benefits include gas central heating, double glazing and solar panels.

Externally there is a generous paved driveway to the front for off street parking. There is also a garden to the rear.

Kingston Park itself is well-equipped with local amenities, including schools, parks, leisure facilities, and shopping options, making it a convenient and attractive area. Residents will find everything they need close to home. The area also benefits from excellent transportation links, with several bus stops nearby along with the Metro.

We anticipate an extremely high level of viewings on this property. To arrange yours please call our Gosforth branch on 0191 236 2070.

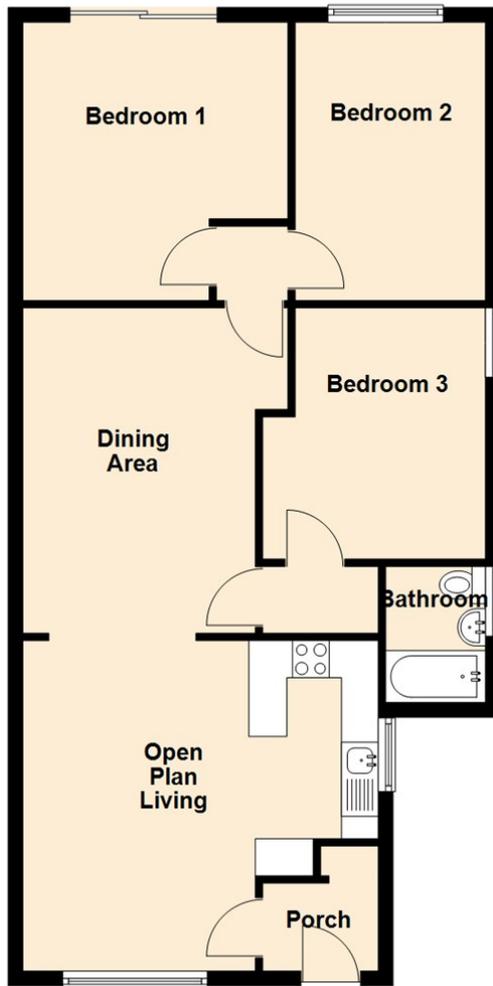
#### Tenure

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

Council Tax band \*B\*.



### Ground Floor



Lounge Kitchen 15'7" x 15'11" (4.77 x 4.87)

Dining Room 13'2" x 8'10" (4.02 x 2.71)

Bedroom One 12'3" x 8'0" (3.74 x 2.46)

Bedroom Two 7'1" x 12'3" (2.17 x 3.75)

Bedroom Three 10'5" x 7'4" (3.18 x 2.24)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	97	99
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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