





- Sought After Location
- Semi Detached Property
- Three Bedrooms
- Freehold
- Excellent Amenities Nearby
- Cul-De-Sac Position
- Ideal Family Home
- Off Street Parking
- Council Tax Band \*B\*
- Call For More Information





Tucked away in the peaceful cul-de-sac on Esher Court, this beautifully presented semi-detached home will appeal to the growing family.

Located in the ever-popular Kingston Park which has easy access to a wealth of local amenities including schools, shops, retail parks, local superstore, and superb transport links with the Metro and A1 Motorway making it an ideal purchase for the first time buyer, down-sizer or investor alike.

Internally the property briefly comprises: - entrance hallway, lounge dining room with French door access to the rear and kitchen with floor and wall units, and access to the rear garden. Off the landing, to the first floor, there are three good-sized bedrooms; bedroom one with fitted storage, and there is a modern bathroom WC.

Externally, the property boasts a block-paved driveway to the front leading to the integral garage store and there is an enclosed rear garden with a patio area, lawn and planted border, an ideal space for entertaining during those warm summer nights.



Viewing comes highly recommended to appreciate the standard and location of this property. For more information and to book your viewing please call our Gosforth 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 \*B\*.

Lounge 10'7" x 12'4" (3.23 x 3.78)

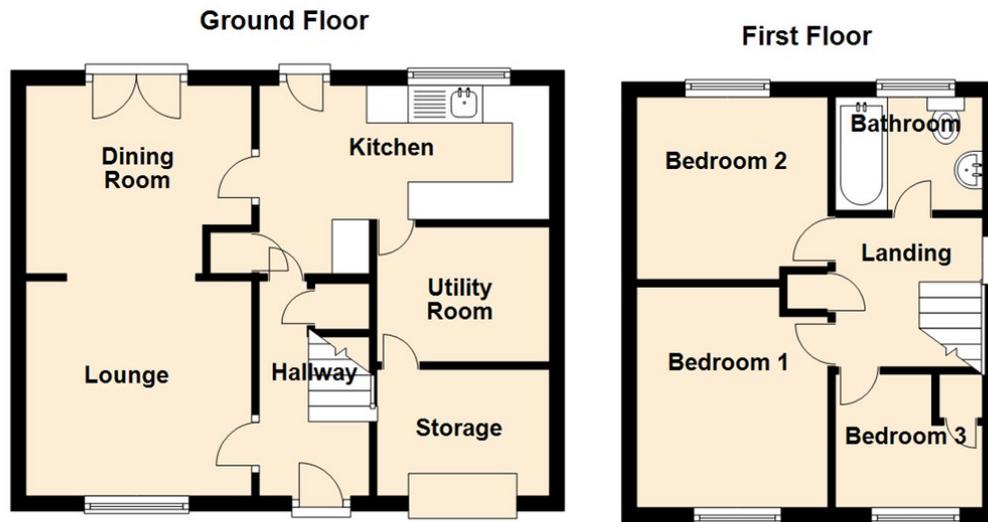
Dining Room 10'11" x 9'6" (3.33 x 2.90)

Kitchen 15'8" x 7'10" (4.78 x 2.41)

Bedroom One 12'9" x 9'6" (3.90 x 2.90)

Bedroom Two 9'0" x 11'5" (2.76 x 3.50)

Bedroom Three 7'1" x 9'8" (2.16 x 2.95)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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