





- Popular Location
- End Terrace Home
- Two Double Bedrooms
- Close To Amenities
- Garage in Nearby Block
- Gas Central Heating
- Double Glazing
- Council Tax Band \*A\*
- Viewing Recommended
- Call For More Information





Offered for sale, this well presented two-bedroom end terraced property is positioned within a popular residential area, and will appeal to first time buyers, downsizers, and investors alike.

The location is convenient for access to local amenities including Kingston Park Retail Park, schools, and transport links, along with the A1 motorway and Metro stations within easy reach.

Briefly comprising to the ground floor: - entrance porch with storage, bright and airy lounge dining room, and a modern kitchen with a range of fitted wall and floor units and access to the rear. On the first floor there are two double bedrooms and a family bathroom/wc. The property further benefits from gas central heating and double glazing.

Externally there is a lawned garden to the front and an easy to maintain garden to the rear with a decked area. There is also a garage in a nearby block.

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

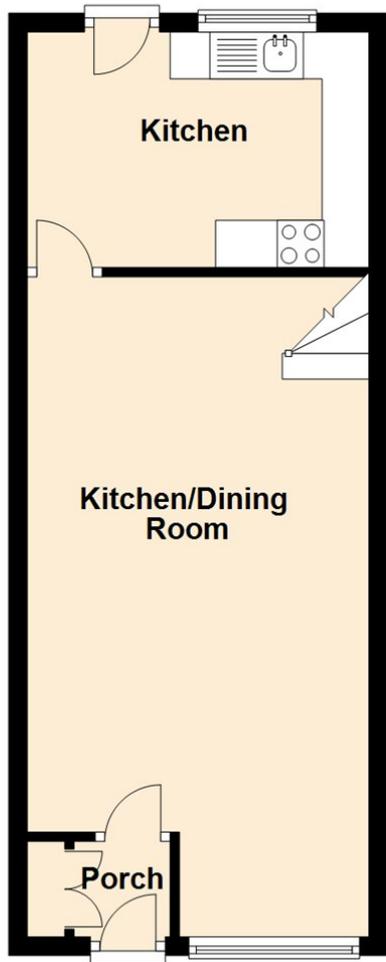
#### Tenure

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

Council Tax band \*A\*.



### Ground Floor



### First Floor



Lounge Dining Room 23'8" x 11'10" (7.22 x 3.63)

Kitchen 8'2" x 11'10" (2.51 x 3.63)

Bedroom One 10'11" x 12'0" (3.33 x 3.66)

Bedroom Two 8'2" x 11'11" (2.49 x 3.65)

### The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>67</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 

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
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