





- Popular Location
- Driveway and Garage
- Conservatory
- Part-Furnished
- Viewing Recommended
- Three Bedrooms
- Close To Amenities
- Available December
- Council Tax Band \*C\*
- Call For More Information





This three-bedroom, semi-detached home is positioned in a popular location in Kingston Park. Available December 2024 and offered part-furnished.

Located in the ever-popular Kingston Park, with easy access to a wealth of local amenities including schools, shops, a retail park, a local superstore, and superb transport links with the Metro and A1 Motorway.

Internally the property briefly comprises to the ground floor: - entrance hallway, lounge, sitting room with French doors opening to a sunny conservatory and a kitchen diner with fitted wall and floor units, integrated oven and hob and sliding door access to the conservatory. To the first floor there are three good-sized bedrooms and a tiled family bathroom w.c. with shower over the bath. The property further benefits from gas central heating and double glazing.

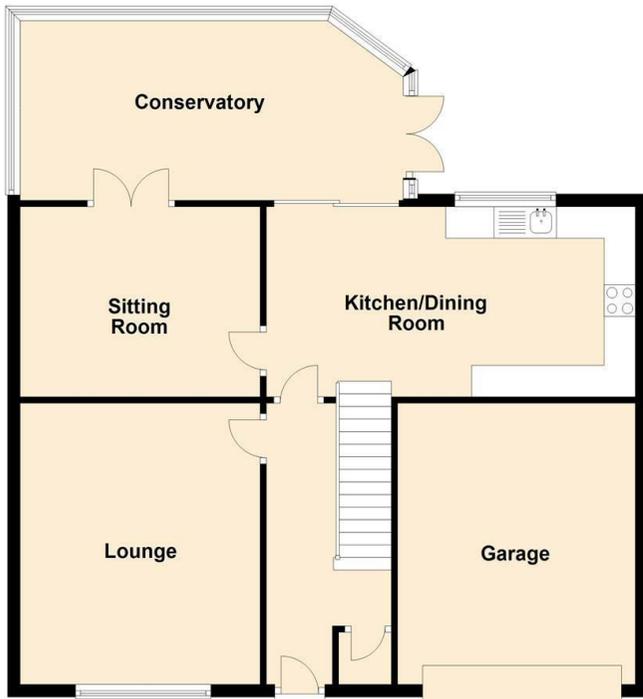
Externally there is a garden to the front and a driveway leading to the attached garage. There is also an easy to maintain garden to the rear.

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

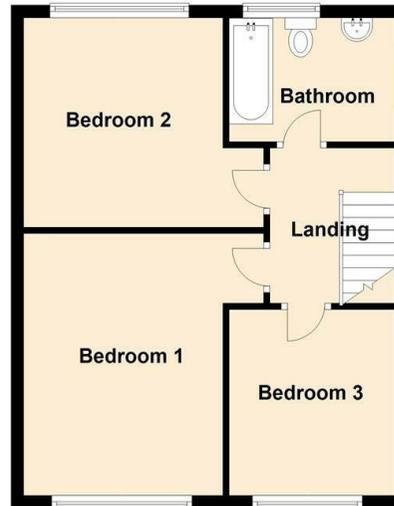
Council tax band \*C\*



Ground Floor



First Floor



## 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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680

