







3



2



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- Popular Location
- Available January 2025
- Detached Garage
- Close To Amenities
- Viewing Recommended
- Three Bedrooms
- Unfurnished
- Front and Rear Gardens
- Council Tax Band \*B\*
- Call For More Information







### THREE BEDROOMS | TERRACE HOME | GARAGE & OFF-STREET PARKING

Situated on Epsom Court, this terraced house is truly a home to be proud of, with a cul-de-sac location and a garage to the rear. Available January 2025 and offered unfurnished.

The property is located in the ever-popular Kingston Park which offers 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.

The property briefly comprises: - porch, lounge opening onto the dining area, kitchen with floor and wall units and access to the rear garden. Off the landing to the first floor there are three generous bedrooms- bedroom one and three with fitted wardrobes, and there is a three-piece family bathroom WC.

Externally, the property boasts a low-maintenance garden to the front and an enclosed rear garden with a patio area and lawn. There is also a garage located to the rear of the property.

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 team on 0191 236 2070.

Council Tax band \*B\*.





## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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

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High Heaton  
Tynemouth  
Low Fell  
Property Management Centre

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