



- Semi Detached House
- Kitchen / Dining Room

- 3 Bedrooms
- En-suite Shower Room WC

- Lounge
- Bathroom WC

An extended 3 bedroom semi detached house, pleasantly situated in a cul-de-sac location within this popular residential estate. With gas fired central heating and sealed unit double glazing, The Entrance Hall leads to the Lounge with window to front, stairs to first floor and door to the Kitchen/Dining Room. The Kitchen area is fitted with wall and base units, inset sink unit, electric oven, 4 ring gas hob with extractor over. The dining area features vaulted ceiling with roof lights and double doors to the rear garden. Ground floor Bedroom 3 with window to rear and door to en-suite shower room with corner shower cubicle, WC and wash basin with storage cupboard. First Floor Landing. Bedroom 1 is to the rear and has built in storage cupboard. Bedroom 2 also a double is to the front. The family Bathroom/WC has a white suite comprising low level WC, pedestal wash basin and bath with mixer tap with shower attachment.

There is a small Front Garden with driveway parking for two vehicles that leads to the garage storage. The Rear Garden with patio, lawn and a range of shrubs and plants to the borders.

This property is very convenient for Kingston Park Primary School and well placed for excellent shopping facilities, leisure facilities and main roads and transport links including the Metro system, making it ideal for commuting to all parts of Tyneside.

Entrance Hall

Lounge 17'4" x 12'11" (5.305 x 3.948)

Kitchen Dining Room 20'10" x 11'5" widening to 12'11" (6.375 x 3.486 widening to 3.945)

Ground Floor Bedroom 15'10" x 7'5" (4.836 x 2.269)

En-suite Shower Room WC 7'6" x 4'2" (2.289 x 1.285)

Bedroom 1 12'11" x 9'0" (3.959 x 2.749)

Bedroom 2 12'11" x 8'10" (3.957 x 2.695)

Bathroom WC 8'5" x 4'10" (2.585 x 1.481)

Garage Storage 7'8" x 5'8" (2.350 x 1.730)



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.