



- Semi Detached House
- Breakfasting Kitchen
- RECENTLY UPDATED

- 2 Bedrooms
- Bathroom

- Lounge
- NO ONWARD CHAIN

A 2 bedroom semi detached house, in a great location, within a quiet cul-de-sac. With a brand new bathroom suit, new carpets and offering potential for further updating. The property has gas central heating and sealed unit double glazing, with the Entrance Hall leading to the 20' Lounge with window to front and stairs to first floor. The Breakfasting Kitchen, fitted with a range of wall and base units, breakfast bar, sink unit, electric oven, gas hob, combination boiler, plumbing for a washer and door to the rear. Stairs lead from the Lounge to the First Floor Landing. Bedroom 1 is to the front and Bedroom 2, also a double is to the rear. The Bathroom/WC is fitted with a low level wc, wash basin with drawer storage and a paneled bath with shower over.

Externally, there is a lawn to the front with driveway parking and gate access to side enclosed area with further gate giving access to the Rear Garden which has a raised patio area, lawn and garden shed.

Kingston Park is a sought after location, on the North Western periphery of Newcastle. The area is well served with excellent shopping facilities including Marks & Spencer, Tesco and Boots, a range of pubs and restaurants and variety of leisure and sporting facilities including the home of Newcastle Falcons and Thunder. There is good access to the A1, with Kingston Park being ideal for commuting into the city, with the Metro system providing easy access throughout the Tyneside conurbation.

Council Tax Band B

Entrance Hall 5'5" x 4'6" (1.675 x 1.376)

Lounge 17'4" x 12'11" (5.307 x 3.940)

Breakfasting Kitchen 12'10" x 8'11" (3.924 x 2.743)

Bedroom 1 12'11" x 12'10" (3.944 x 3.929)

Bedroom 2 12'11" x 9'0" (3.947 x 2.760)

Bathroom WC 8'6" x 4'7" (2.592 x 1.416)





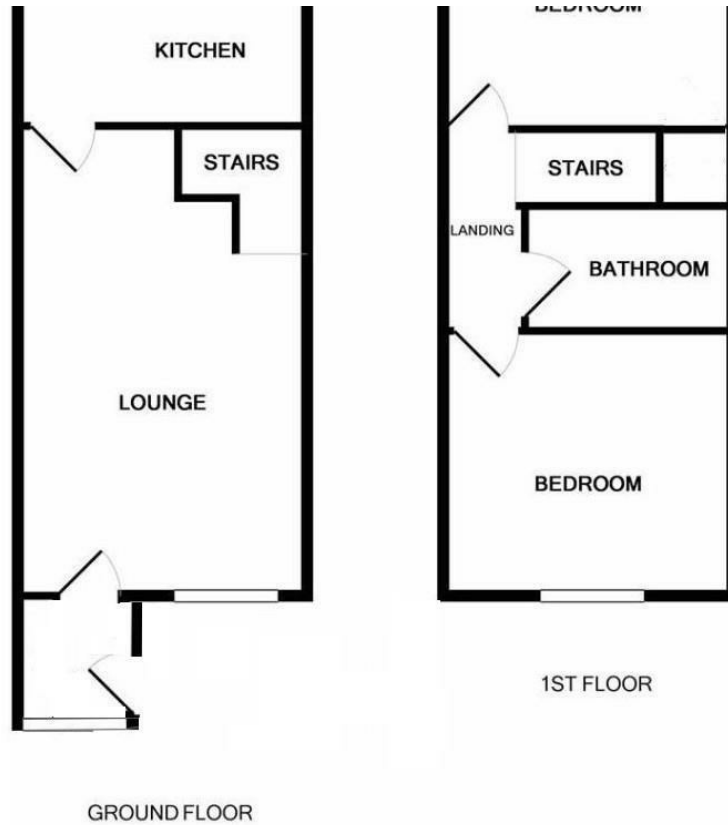
Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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