



- 3 Bed End Terraced House
- Lounge with Fireplace
- Refurbished Bathroom/WC with Shower
- Lovely Location

- Extended & Superbly Presented
- 'L' Shaped Kitchen/Dining Room
- Converted Office with Driveway

- Spacious Hall with Cloaks/WC
- Conservatory
- South Facing Garden

An extended and beautifully presented end terraced house, pleasantly situated facing a central green, within this sought after location. Superbly presented, the spacious Reception Hall lends itself to a number of uses including study or music area, with a Cloakroom/WC with low level suite and wash basin, and oak flooring continuing into the Lounge, with recessed fireplace and bay window to the front, and through to the 'L' shaped Kitchen/Dining Room. The Kitchen area is well fitted with a range of wall and base units, sink unit, solid wood work surfaces, split level double oven with 5 ring ceramic hob and extractor over, integral dishwasher with matching door and door to the conservatory. French doors open from the dining area to the rear garden. The Conservatory overlooks and has a door to the garden. Stairs lead from the hall to the First Floor Landing, with access to the part boarded loft via a retractable ladder. Bedroom 1 has a good range of fitted wardrobes, overhead storage cupboard and built in storage cupboard. Bedroom 2 has a range of built in wardrobes and Bedroom 3 has a built in wardrobe/storage cupboard. The refurbished Bathroom/WC has a low level wc, wash basin with storage under, 'L' shaped bath with central mixer tap, mains shower over, screen and chrome towel warmer. The Garage has been converted into a useful office, but again lends itself to a number of uses, well fitted out with electric light and heating, storage cupboards and double glazed windows and door.

Externally, the Front Garden is gravelled, with a collection of shrubs and path to the front door. The West facing Rear Garden is well maintained and designed, with patio, lawn, shrubs and plants to the borders and path to the office and gate to the Driveway.

Yeaton Court is situated within Kingston Park, well placed for local schools and other amenities including shops such as M&S and Boots. There are good road and transport links including the Metro for easy access to the city.

**Reception Hall 14'6 x 7'3 (+dr recess) (4.42m x 2.21m (+dr recess))**

**Cloakroom/WC 5'8 x 3'7 (1.73m x 1.09m)**

**Lounge 13'8 x 17'2 (into bay) (4.17m x 5.23m (into bay))**

**Kitchen/Dining Room 17'6 x 17'9 (max) (5.33m x 5.41m (max))**

**Conservatory 9'3 x 7'10 (2.82m x 2.39m)**

**Utility Room 10'4 x 6'4 (3.15m x 1.93m)**

**First Floor Landing**

**Bedroom 1 13'4 x 9'6 (max) (4.06m x 2.90m (max))**

**Bedroom 2 9'6 x 9'4 (2.90m x 2.84m)**

**Bedroom 3 9'9 x 7'7 (2.97m x 2.31m)**

**Bathroom/WC 7'6 x 6'3 (2.29m x 1.91m)**

**Garage/Office 15'8 x 8'8 (4.78m x 2.64m)**



Energy Performance: Current C Potential B  
Newcastle City Council: 0191 2787878  
Council Tax Band: B  
Kingston Park Primary School: 0.2m  
Kingston Park Metro Station: 0.7m  
Kenton Bank Foot Metro Station: 0.5m  
Newcastle International Airport: 3.2m  
Newcastle Central Station: 6m

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