



- 2 Bed Mid Terraced House
- Bathroom/WC with Shower
- Gas CH & SUDG
- Ideal First Purchase/Investment

- Open Plan Lounge with Bay
- Front & Rear Gardens
- Well Presented

- Breakfasting Kitchen with Patio Doors
- Garage
- Convenient & Popular Location

A well presented 2 bedroomed mid link house, pleasantly situated within this popular residential area. With gas fired central heating and sealed unit double glazing, the Entrance Porch, with meter cupboard and cloaks rail, leads to the 19' Open Plan Lounge with picture bay window to the front. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, slot in electric cooker, cupboard housing combi boiler and patio doors opening to the rear garden. Stairs lead from the lounge to the First Floor Landing, with access to the loft. Bedroom 1 has a range of fitted wardrobes and is to the front. Bedroom 2 is to the rear and has a storage cupboard. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with vanity mirror and shelf over and panelled bath with rainhead and hand held showers with fully tiled walls and floor. There is a Garage in a block to the rear.

Externally, the Front Garden has a lawn, with rockery and path to the front door. The Rear Garden has a patio with lawn beyond, a range of plants and shrubs to the borders and gate to the rear.

Kingston Park is a sought after residential area, served with excellent amenities. There is a good Primary School with excellent range of shops including M&S, Tescos and Boots. There is a choice of pubs and restaurants and variety of sports facilities including the home of Newcastle Falcons and Thunder. Kingston Park is ideally situated with good access to the A1 and Newcastle International Airport and is within excellent commuting distance of the city centre with good public transport links including the Metro system.

Entrance Porch 5'2 x 4'1 (1.57m x 1.24m)

Lounge 19'4 x 12' (5.89m x 3.66m)

Breakfasting Kitchen 12'2 x 8'3 (3.71m x 2.51m)

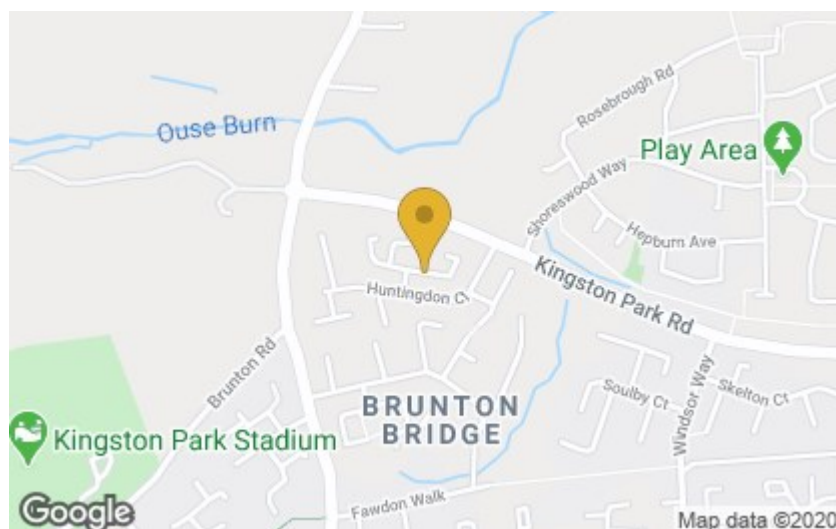
First Floor Landing

Bedroom 1 11'2 x 12' (max) (3.40m x 3.66m (max))

Bedroom 2 12'2 x 8'3 (3.71m x 2.51m)

Bathroom/WC 8'8 x 4'9 (2.64m x 1.45m)

Garage



Energy Performance: Current Potential

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.