



- 3 Bedroom End Terraced House
- 20' Open Plan Lounge
- Detached Garage
- Ideal First Purchase/Small Family

- Accommodation over 3 Floors
- Fitted Kitchen
- Front & Rear Gardens

- Scope for Some Cosmetic Improvements
- Bathroom/WC with Shower
- Great Location Opposite a Green



A 3 bedroomed end terraced house, with accommodation over 3 floors, in a great location opposite a green, within this sought after cul-de-sac. With scope for some cosmetic updating, the property has gas central heating and sealed unit double glazing, with the Entrance Hall leading to the 20' Open Plan Lounge and on to the Kitchen, fitted with a range of wall and base units, stainless steel sink unit, combi boiler, plumbing for a washer and door to the rear. Stairs lead from the Lounge to the First Floor Landing. Bedroom 2 has a built in storage cupboard and is to the rear. Bedroom 3 has a wardrobe space and is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with electric shower over and fully tiled walls. Stairs lead from the landing to the Second Floor. Bedroom 1 enjoys views to the rear. There is also a Detached Garage with up and over door.

Externally, there is a lawned Front Garden. The Rear Garden has a patio and lawn, with a range of plants to the border and gate to the rear.

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.

**Entrance Hall 5'4 x 3'2 (1.63m x 0.97m)**

**Lounge 20'2 x 12' (6.15m x 3.66m)**

**Kitchen 12'1 x 8'4 (3.68m x 2.54m)**

**First Floor Landing**

**Bedroom 2 12' x 8'3 (3.66m x 2.51m)**

**Bedroom 3 12'2 x 7'10 (3.71m x 2.39m)**

**Bathroom/WC 8'8 x 5'1 (2.64m x 1.55m)**

**Second Floor Landing**

**Bedroom 1 12'3 x 12' (+dr recess) (3.73m x 3.66m (+dr recess))**

**Detached Garage**





Energy Performance: Current C Potential B

Newcastle City Council 0191 2787878

Council Tax Band: B

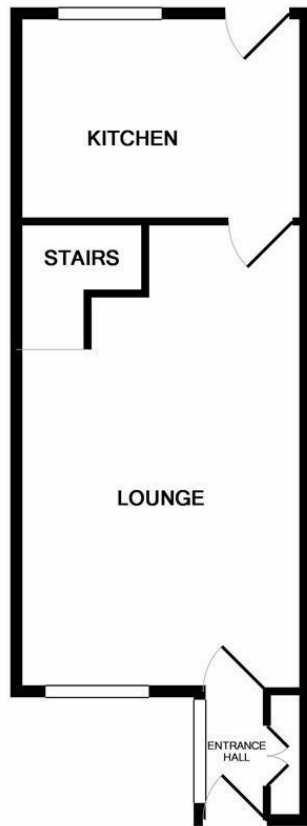
Kingston Park Primary School: 0.6 Mile

Kingston Park Metro Station: 0.4 Mile

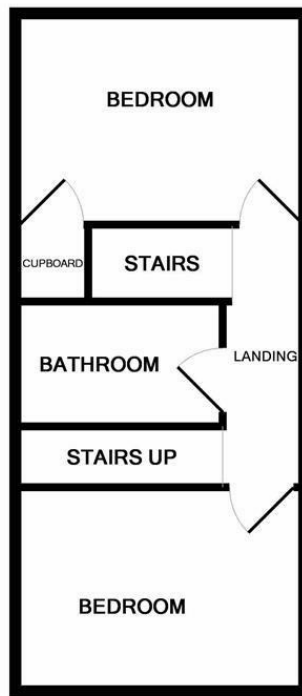
Newcastle Central Railway Station: 5.7 Miles

Newcastle International Airport: 3.6 Miles

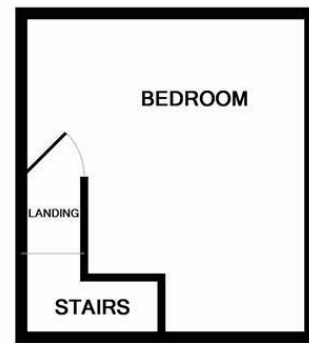




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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