



- 2 Bed Mid Terraced House
- 19' Open Plan Lounge
- Front & Rear Gardens
- Ideal First Purchase/Investment

- Well Presented
- Fitted Kitchen
- Off Street Parking

- Pleasantly Situated Opposite a Green
- Bathroom/WC with Shower Mixer
- Sought After Location

This 2 bedroomed terraced house is pleasantly situated opposite a green, within this sought after 'close'. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the 19' open plan Lounge, with picture window to the front and the focal point of which is a pebble style contemporary electric fire within an attractive surround. The Kitchen is fitted with a range of wall and base units,, plumbing for a washer, combi boiler and door to the rear. Stairs lead from the lounge to the First Floor Landing, with access to the loft via a retractable ladder. Bedroom 1 has a pleasant aspect to the front. Bedroom 2 has a storage cupboard and is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal washbasin with vanity shelf and mirror over and panelled bath with shower mixer and fully tiled surrounds.

The Front Garden is lawned with a range of conifers and path to the front door. The garden faces a green making in ideal for young children. The Rear Garden is gravelled with a shed and double gates for off street parking.

Kingston Park is a sought after residential location, served by excellent amenities including primary school, wide range of shops including Marks & Spencer, Boots and Tesco, range of sporting facilities including the home of Newcastle Falcons and Thunder and a selection of pubs and restaurants. There are good road links and access to the A1 as well as a Metro stations providing access into the city and throughout Tyneside.

Entrance Porch 5' x 3'1 (1.52m x 0.94m)

Lounge 19'3 x 12' (5.87m x 3.66m)

Kitchen 39'4" x 26'2"6'6" (12' x 8'2)

First Floor Landing

Bedroom 1 12'3 x 10'8 (3.73m x 3.25m)

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

Bathroom/WC 8'6 x 5'2 (2.59m x 1.57m)



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.