



- 4 Bed Semi Detached House
- Lounge; Dining Room
- 19' Master Bedroom with Juliette Balcony
- Lovely Rear Garden

- Spacious, Entended, Family Accommodation
- Conservatory
- Contemporay Family Bathroom
- Cloakroom/WC
- Generous Breakfasting Kitchen
- Opposite Central Green

This extended, well appointed 4 bedroomed semi detached house, offers superb, extended family accommodation, within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Cloakroom/WC, with wc and pedestal wash basin. The Reception Hall leads to the Lounge, with painted fireplace, wood flooring and picture window to the front and opens through to the Dining Room, with French doors to the Conservatory, with door to the rear garden. There is a useful Study/Playroom to the front. The Kitchen is fitted with a range of wall, base and display units with gas cooker and extractor over and opens to a further Breakfasting Kitchen area, with concealed plumbing for a washer. There is also a Store Room with Baxi boiler. Stairs lead from the Reception Hall to the First Floor Landing, with access to the loft with retractable ladder. The dual aspect 19' Master Bedroom has French doors opening to a Juliette balcony to the rear, and En Suite Shower/WC with wc, vanity unit and shower cubicle with rainhead and hand held showers. Bedroom 2 is to the front, Bedroom 3 has hanging rail and shelving and is to the front, with Bedroom 4 also to the front. The family Bathroom/WC has been refurbished with a contemporary white suite with wc, pedestal wash basin and double ended tub bath with shower attachment.

Externally, the Front Garden is lawned and there is a block paved driveway for parking. The South facing Rear Garden is ideal for family use with patio and lawn.

Abington Court is an ideal environment for families, set around a pleasant green with additional visitor parking. Kingston Park is a sought after area, with good First School, excellent choice of shops including Tesco, Marks & Spencer and Boots, leisure and sporting facilities including Newcastle Falcons and transport links including the Metro system and road links with excellent access to the Airport, the City and other surrounding area

Entrance Hall

Cloakroom/WC 5'4 x 3'2 (1.63m x 0.97m)

Reception Hall 12' x 6'2 (3.66m x 1.88m)

Lounge 13'10 x 11'8 (4.22m x 3.56m)

Dining Room 10'8 x 8'6 (3.25m x 2.59m)

Conservatory 9'0 x 8'8 (2.74m x 2.64m)

Study/Playroom 15' x 7'8 (4.57m x 2.34m)

Kitchen 10'8 x 9'0 (3.25m x 2.74m)

Breakfasting Kitchen 13'9 x 7'9 (4.19m x 2.36m)

Store Room 8' x 5' (2.44m x 1.52m)

First Floor Landing

Bedroom 1 19' x 7'8 (5.79m x 2.34m)

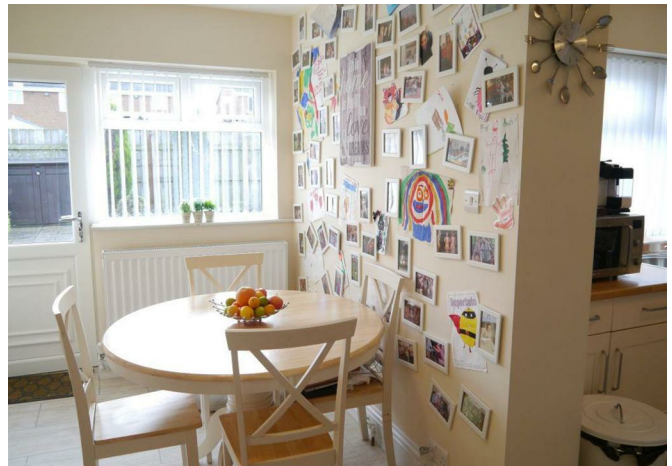
En Suite Shower/WC 7'8 x 6'9 (2.34m x 2.06m)

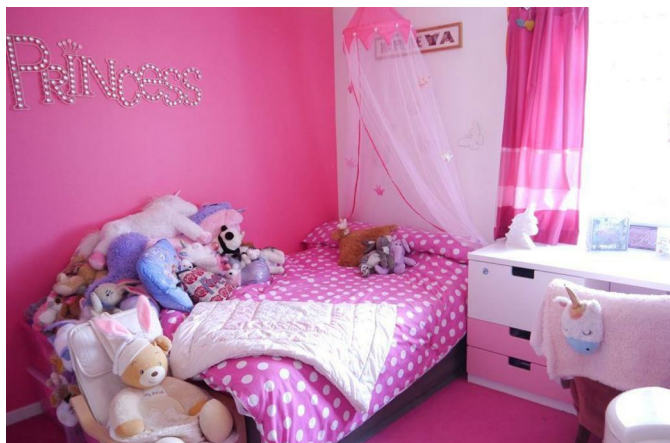
Bedroom 2 12' x 10' (3.66m x 3.05m)

Bedroom 3 8'8 x 10'8 (+dr recess) (2.64m x 3.25m (+dr recess))

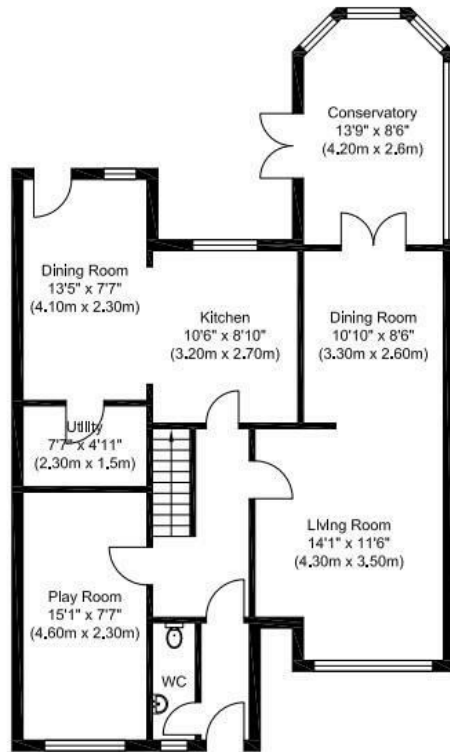
Bedroom 4 9'2 x 8' (2.79m x 2.44m)

Bathroom/WC 8'11 x 5'6 (2.72m x 1.68m)

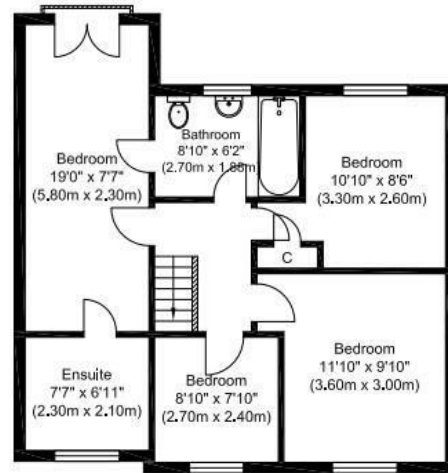




Energy Performance: Current D Potential B
Council Tax Band: C
Newcastle City Council: 0191 278 7878
Kingston Park Primary School: 0.84 Miles (By Road)
Kingston Park Metro Station: 0.48 Miles
Newcastle International Airport: 3.83 Miles
Newcastle Central Railway Station: 6.4 Miles

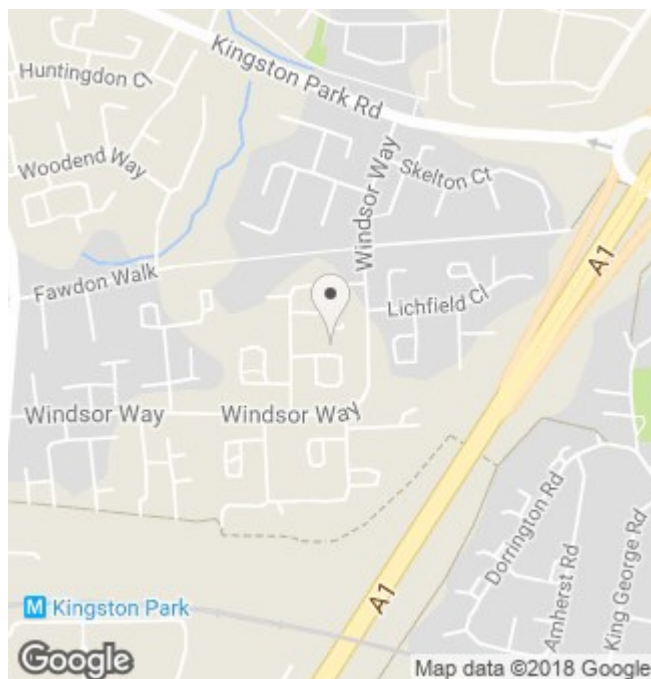


Ground Floor
Approximate Floor Area
844.10 sq. ft.
(78.42 sq. m)



First Floor
Approximate Floor Area
597.93 sq. ft.
(55.55 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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.