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LALEHAM COURT, KINGSTON PARK, NE3

Offers Over £160,000

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Well-presented three-bedroom terraced home situated on Laleham Court in the popular residential area of Kingston Park, Newcastle upon Tyne.

The property is arranged over two floors and offers a spacious lounge opening into a dining area with French doors to the rear yard, along with a fitted kitchen. The upper floor hosts three bedrooms served by a family bathroom. Externally, the property benefits from gardens to the front and an enclosed rear yard with both paved and lawned areas.

Located within Kingston Park, the property enjoys convenient access to a range of local shops, supermarkets, and everyday amenities. The area is well served by schools and leisure facilities, while excellent road links and public transport connections, including nearby Metro stations, provide straightforward access to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: a front porch providing access into the main lounge. The lounge features a front-facing window and stairs rising to the first-floor landing, creating a bright and welcoming living space.

The lounge opens through into the dining area, creating a flowing and sociable ground floor layout. The dining space benefits from French doors opening out onto the rear garden and also provides access to a useful under-stair storage cupboard. From the dining area, access is provided to the kitchen, which also offers direct access to the rear garden, adding practicality for day-to-day living.

Stairs lead to the first-floor landing, which provides access to three bedrooms and the family bathroom. Bedroom one benefits from built-in storage, while bedroom three includes additional storage above the stairs. The family bathroom is fitted with a bath with shower over, WC, and wash hand basin.

Externally, the property benefits from a small garden to the front and an enclosed rear yard incorporating both paved and lawned areas, with planted borders and a garden shed, creating a practical outdoor space.



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TENURE : Freehold

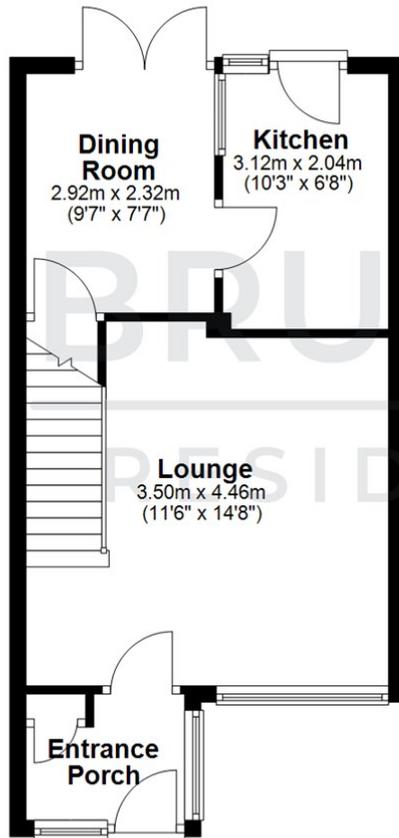
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

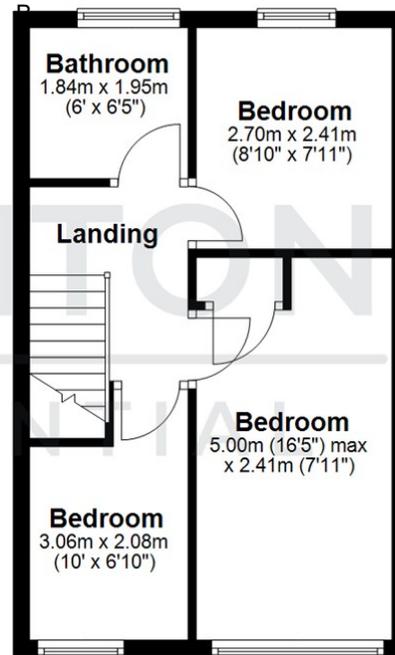
Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)

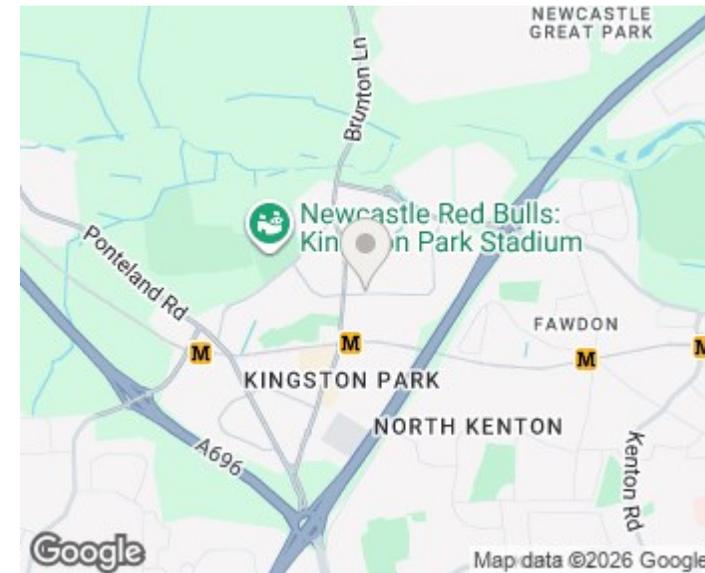


First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	