



 Jan Forster
FOR SALE
0161 228 3079 janforster.co.uk

 Jan Forster

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Hawkshead Court | Kingston Park | Newcastle Upon Tyne | NE3 2TG

Price £250,000



 Jan Forster



- Detached Bungalow
- No Upper Chain
- Two Reception Rooms
- Popular Area
- Transport Links
- Well-Presented
- Two Bedrooms
- Garage + Driveway
- Local Facilities
- Council Tax Band: C



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Jan Forster Estates are delighted to welcome to the market this rare opportunity to purchase a detached bungalow, occupying a generous corner plot in the ever-desirable Kingston Park. The property is well-presented and is offered for sale with the benefit of no upper chain.

The accommodation briefly comprises: entrance hallway with two built-in cupboards for added convenience, bright and airy lounge with feature bay window and fireplace, dining room with access to the well-appointed kitchen with both top and floor units and a door leading to the rear, two good sized bedrooms- one of them with a handy built-in wardrobe, as well as a shower room WC.

Externally to the front, there is a lawn garden with some mature shrubs and a driveway offering off-street parking, which leads up to the attached garage. To the rear you can find another garden with lawn and patio areas- ideal for alfresco dining during the long summer days.

Kingston Park is a highly sought-after area, well-equipped with a range of local amenities that make everyday living effortless. Residents enjoy access to excellent schools, attractive parks, leisure facilities, and a variety of convenient shopping options, all within easy reach. The neighbourhood offers a welcoming, family-friendly atmosphere, ideal for both relaxing and active lifestyles. Additionally, the area boasts superb transport connections, with several nearby bus routes and a metro station providing quick and easy links across the region.

We expect a high volume of interest in this property. For more information and to book a viewing, please call our sales team on 0191 236 1079.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band: C



Ground Floor



Lounge 14'5" x 12'1" (4.40 x 3.70)


Kitchen 8'9" x 8'0" (2.67 x 2.44)

Dining Room 14'6" x 8'4" (4.42 x 2.56)

Bedroom One 13'10" x 11'10" (4.23 x 3.62)

Bedroom Two 11'0" x 10'6" (3.37 x 3.22)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

The difference between house and home

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

