



 **Jan Forster**

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Launceston Close | Kingston Park | Newcastle Upon Tyne | NE3 2XX

£1,195 Per Calendar Month





- Popular Location
- End of Terrace
- Front and Rear Gardens
- Viewing Recommended
- Three Bedrooms
- Driveway and Garage
- Close To Amenities
- Call For More Information





This fully refurbished, three-bedroom end of terrace property is positioned in a cul-de-sac location within a popular residential area.

Kingston Park itself is well-equipped with local amenities, including schools, parks, leisure facilities, and shopping options, making it a convenient and attractive area for families. Whether for daily needs or leisure activities, residents will find everything they need close to home. This neighbourhood offers a family-friendly environment, and the area also benefits from excellent transportation links, with several bus stops nearby along with the Metro.

Briefly comprising to the ground floor: - entrance porch, lounge with bow window and feature fireplace and modern, renovated kitchen dining room with re newly fitted oven, hob, extractor hood, dishwasher, fridge freezer and washer dryer along with French door access to the rear. To the first floor there are three bedrooms and a family bathroom WC.

Further benefits include double glazing and gas central heating via a recently installed boiler and radiators, newly fitted carpets throughout, laminate flooring in the lounge, kitchen and dining room and vertical blinds throughout.

Externally there is a garden to the front and a driveway with parking space for 2 cars, leading to the attached garage which is equipped with lighting, electric sockets and a workbench. There is a South-facing garden to the rear with a patio and lawn. On street parking is also available nearby.

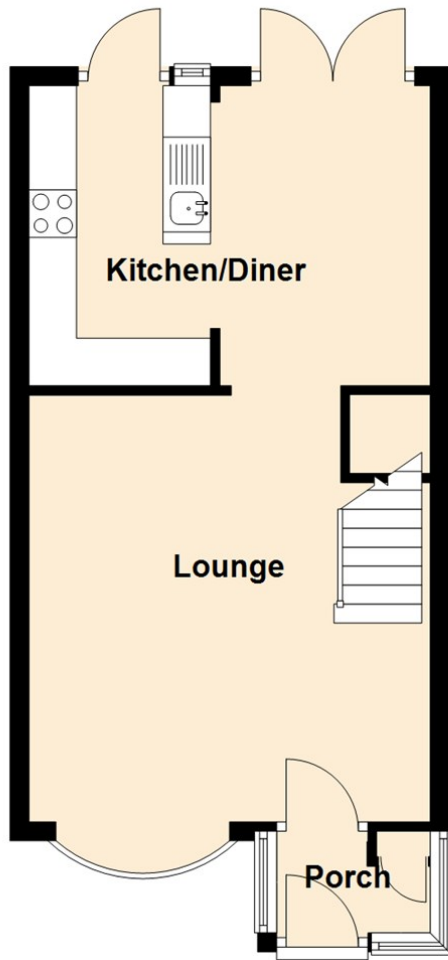
For more information and to book your viewing, please call our Gosforth branch on 0191 236 2070.

Council Tax band: B

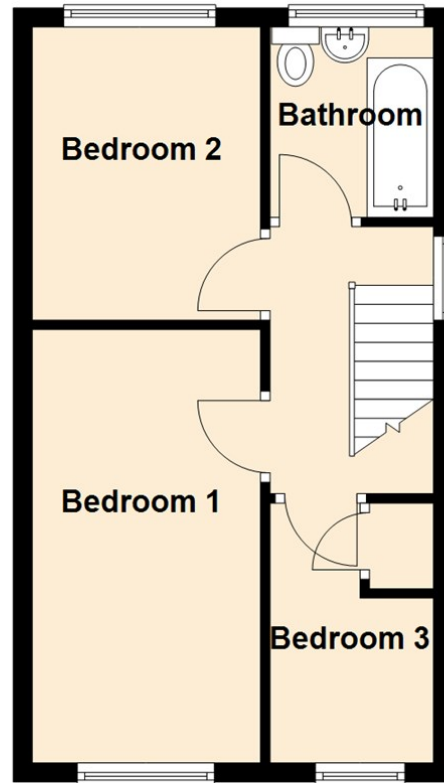




Ground Floor



First Floor



## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>70</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us: 0191 236 2070

