





3



1



1

- Popular Location
- Three Bedrooms
- Driveway and Garage
- Viewing Recommended
- Available Now
- Link Detached Home
- Front and Rear Gardens
- Council Tax Band *C*
- Call For More Information
- Furnished





Welcome to this charming link-detached house located on the popular Ascot Walk, in Kingston Park. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for the growing family. Available Now and offered furnished.

The location offers easy access to a wealth of local amenities including schools, shops, retail park, local superstore, and superb transport links via the Metro and A1 Motorway.

Internally the property briefly comprises to the ground floor: - entrance porch, spacious lounge with open plan staircase, and a bright and airy kitchen dining room with fitted high gloss units and French doors leading to the rear. To the first floor there are three good sized bedrooms and a family bathroom WC with an L-shaped bath.

Externally there is a garden to the front and there is also a garden to the rear with a patio and lawn along with gated access and a driveway for off street parking, leading to the attached garage.

This property presents a wonderful opportunity for prospective buyers looking to settle in a desirable area. For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

Council Tax band *C*.



The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		58	77

England & Wales

EU Directive
2002/91/EC



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

