



 Jan Forster

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Arundel Court | Kingston Park | Newcastle Upon Tyne | NE3 2UJ

Offers Over £185,000



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- Great Location
- Three Bedrooms
- Some Updating Required
- Front and Rear Gardens
- Viewing Strongly Advised
- Semi Detached Home
- Driveway and Garage
- Excellent Amenities Nearby
- Freehold
- No Onward Chain





This well-presented, semi-detached house is situated in the ever-popular Arundel Court in Kingston Park. Offered for sale with no upper chain, the property presents an excellent opportunity for first-time buyers and the growing family.

The location is renowned for its superb local amenities, including a wide range of shops, highly regarded schools, and excellent transport links, making it an ideal setting for both families and professionals. This home provides comfortable living accommodation along with the convenience of having everything you need close at hand.

Internally, the property briefly comprises an entrance hallway with storage under the stairs, bright and airy lounge, a dining area, and a kitchen with fitted wall and floor units, integrated oven and hob, and access out to the rear garden. To the first floor, there are three well-proportioned bedrooms, the main with fitted wardrobes and a large storage cupboard, and bedroom three with a large storage cupboard. There is also a three piece family bathroom WC with an overhead shower. The home also benefits from double glazing and gas central heating throughout.



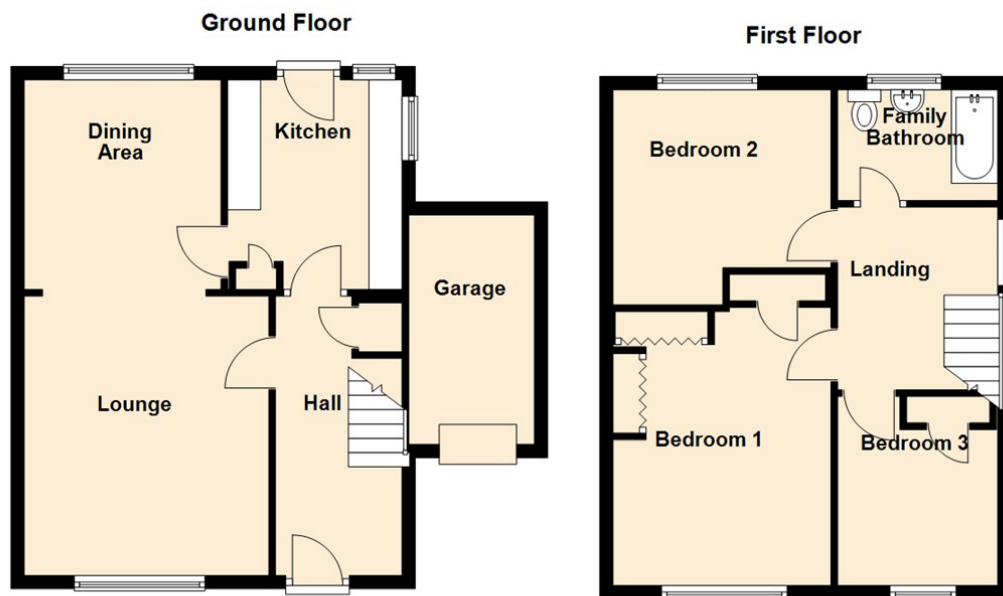
Externally, the property features an easy-to-maintain front garden alongside a driveway that leads to the attached garage. The rear garden offers a lovely outdoor space with patio areas, a lawn, and planted borders- an ideal setting to relax or entertain during the warmer months.

Early viewing is strongly recommended. For more information or to arrange an appointment, please contact our Gosforth branch on 0191 236 2070.

Tenure

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

Council Tax band: B



Lounge 10'7" x 12'9" (3.23 x 3.90)


Dining Area 10'2" x 9'5" (3.11 x 2.89)

Kitchen 7'2" x 11'3" (2.20 x 3.43)

Bedroom One 9'7" x 12'11" (2.93 x 3.96)

Bedroom Two 9'2" x 11'6" (2.80 x 3.53)

Bedroom Three 6'11" x 9'7" (2.11 x 2.94)

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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