







- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Council Tax Band \*B\*
- MUST BE VIEWED
- T & C's Apply
- Buyers Fees Apply
- Kitchen Diner
- Entrance Porch
- Freehold







### THREE BEDROOMS | NO ONWARD CHAIN | IDEAL FIRST TIME BUY

For sale by Modern Method of Auction: Starting Bid Price £140,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Situated on Hereford Court, this end terraced house is truly a home to be proud of with kitchen diner, detached garage to rear and the benefit of being freehold.

Located in the ever popular Kingston Park which has easy access to a wealth of local amenities, including schools, shops, retail parks, local superstore, and superb transport links with the Metro and A1 Motorway, making this home an ideal purchase for the first time buyer, down-sizer or investor alike.

Internally the property briefly comprises:- porch, lounge, kitchen-diner with fitted wall and floor units and access to the rear garden. Off the landing, to the first floor, there are three generous bedrooms and there is a three-piece family bathroom with shower over the bath.

Externally, the property boasts a low maintenance garden to the front as well as an enclosed rear garden with a patio area; ideal for entertaining during those warm summer nights. There is also a detached garage with parking.

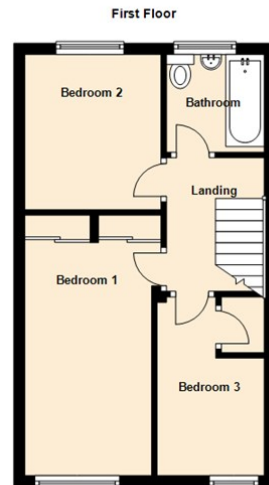
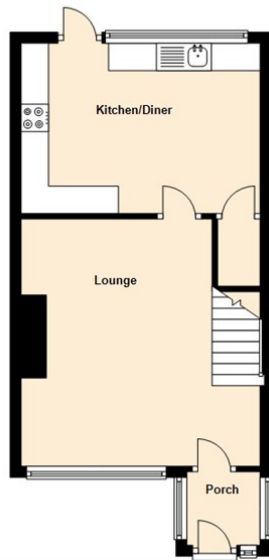
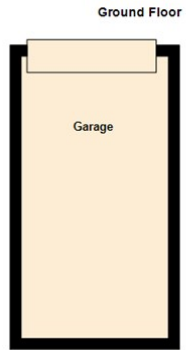
Viewing comes highly recommended to appreciate the standard and location of this property. For more information and to book your viewing please call our Gosforth sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band \*B\*





## The difference between house and home

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Lounge 14'9" x 14'5" (4.50 x 4.40)

Kitchen Diner 15'1" x 9'11" (4.60 x 3.03)

Bedroom One 15'10" x 9'4" (4.83 x 2.87)

Bedroom Two 9'3" x 8'3" (2.82 x 2.52)

Bedroom Three 6'9" x 10'10" (2.07 x 3.31)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth

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Tynemouth

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Low Fell

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