





- Semi Detached Family Home
- Utility Space
- Three Bedrooms
- Sought After Location
- Council Tax Band *D*
- Conservatory
- Large Garage
- Enclosed Rear Garden
- No Onward Chain
- Call For More Information





** Video Tours on our YouTube Channel | <https://youtu.be/jGIDvxfVJU8> **

NO ONWARD CHAIN | THREE BEDROOMS | GARAGE & DRIVEWAY

Jan Forster Estates are delighted to welcome to the market this stunning, three bedroom, semi-detached family home, located on Kingsley Avenue in the highly sought-after Melton Park, Gosforth.

The property is within close proximity to a wealth of local amenities, including well-regarded schools, shops, post office, pharmacy and leisure facilities, with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

Briefly comprising to the ground floor:- entrance porch which opens to a spacious hallway with storage, lounge with bow window, dining area with sliding doors opening to the sunny conservatory which also has garden access. There is a breakfasting kitchen with some built-in appliances, and a handy utility area with a door opening to the extended garage and further garden access.

Off the landing to the first floor, there are three generous bedrooms; the main with built-in wardrobes. There is also a three-piece family bathroom with stand alone shower and separate WC.

Externally to the front, there is a driveway offering off-street parking which leads to the attached garage. To the rear there is an impressive, well-stocked garden with patio, lawn and planted borders; ideal for alfresco evenings.

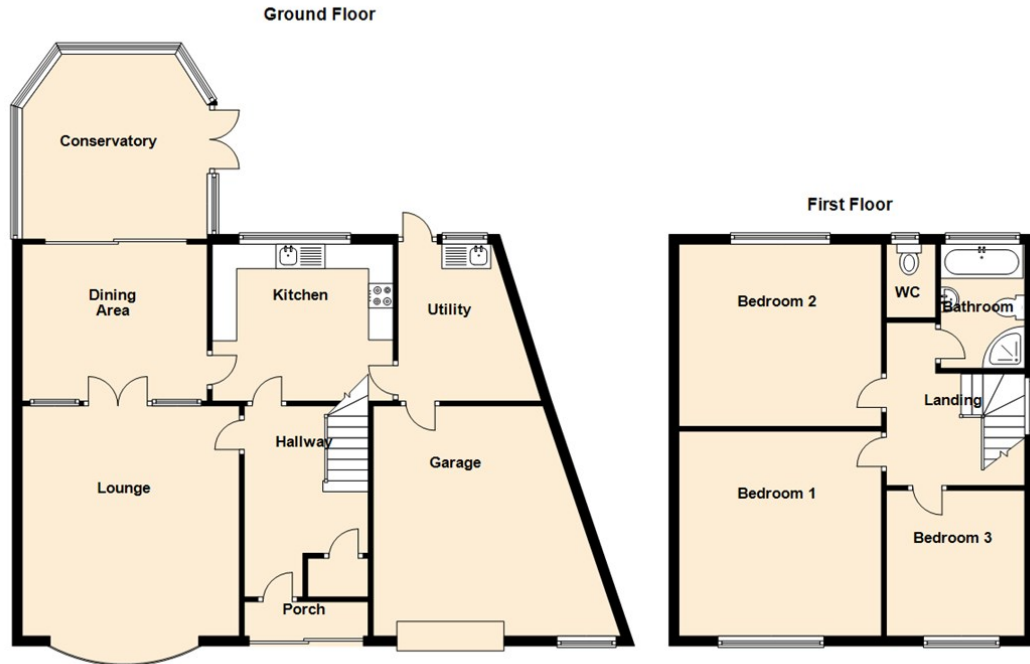
We anticipate a high level of interest for this beautiful family home. For more information or to book a viewing, please, call our Gosforth sales team on 0191 236 2070.

Tenure

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

Council Tax band *D*





Lounge 18'0" x 14'2" (5.49 x 4.32)

Dining Room 11'3" x 10'2" (3.44 x 3.11)

Conservatory 9'11" x 9'1" (3.03 x 2.78)

Kitchen 12'10" x 11'4" (3.92 x 3.47)

Utility Room 6'1" x 18'3" (1.86 x 5.57)

Bedroom One 14'1" x 13'5" (4.31 x 4.09)

Bedroom Two 11'6" x 13'7" (3.51 x 4.15)

Bedroom Three 9'4" x 9'10" (2.86 x 3.00)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(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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