







- Three Bedrooms
- Freehold Property
- Superb Investment
- Gas Central Heating
- Close To Metro
- No Onward Chain
- Off Street Parking
- Ideal First Purchase
- Double Glazing
- Many Local Amenities Nearby







### THREE BEDROOMS | NO ONWARD CHAIN | GREAT RENTAL POTENTIAL

This three bedroom mid terraced house is offered with no onward chain and it would make an ideal purchase for the first time buyer, down-sizer or investor alike.

The property is located on the ever popular Kingston Park, which offers easy access to many local amenities, including schools, retail park, superstore, and public transport via the Metro line and superb access to the A1 motorway.

Internally the house has neutral décor throughout and benefits from double glazing and gas central heating. The ground floor of the property briefly comprises:- entrance hall, open plan living dining area and fitted kitchen. To the first floor off the landing there are three bedrooms with built-in storage and a three piece wet room WC. Externally the property features front and rear gardens with off street parking to the rear.

Internal viewing is highly recommended to appreciate the value of accommodation on offer. For more information please call our sales team on 0191 236 2070.

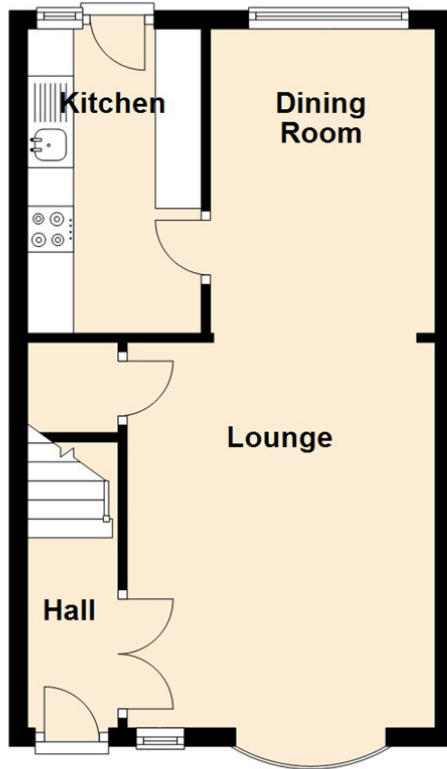
#### Tenure

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

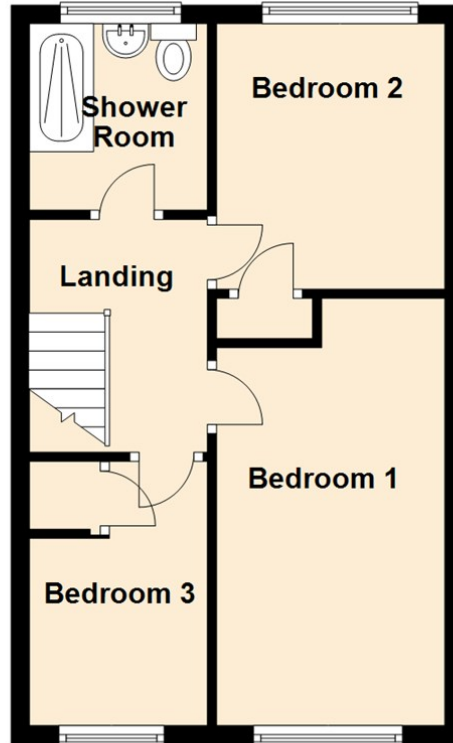
Council Tax band \*B\*



## Ground Floor



## First Floor



Lounge 12'5" x 13'8" (3.80 x 4.17)

Kitchen 10'3" x 7'2" (3.14 x 2.19)

Dining Room 8'4" x 10'5" (2.55 x 3.18)

Master Bedroom 15'2" x 8'7" (4.64 x 2.64)

Bedroom Two 9'1" x 9'3" (2.79 x 2.83)

Bedroom Three 6'8" x 9'10" (2.05 x 3.00)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

