





- Three/Four Bedroom Home • Garage Conversion
- End of Terrace • Enclosed Rear Garden
- Sought After Location • MUST BE VIEWED
- Freehold • Council Tax Band \*B\*
- Call For More Information





## GARAGE CONVERSION | THREE BEDROOMS | NO ONWARD CHAIN

Situated in the pleasant and quiet cul-de-sac of Clinton Court, this well presented three/four bedroom freehold home offers generous family accommodation and is offered for sale with the benefit of no upper chain.

The property is close to excellent transport links; with the nearby A1, Bank Foot and Kingston Park Metro stations, and a number of local bus routes to and from the city centre, Ponteland and Westerhope. Also close to local amenities and facilities including well-regarded schools and shopping at Kingston Park retail park.

To the ground floor there is an entrance vestibule which opens straight into the lounge and through to the kitchen/diner with fitted wall and floor units and French doors to the rear garden. The current owners have also converted the garage to a fourth bedroom which is accessed through the lounge. To the first floor there are three good-sized bedrooms; all with fitted storage, and there is a three piece bathroom with overhead shower.

Externally there are lawned gardens to the front and rear. The property has gas central heating, ample storage and double glazing.

To arrange 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 \*B\*



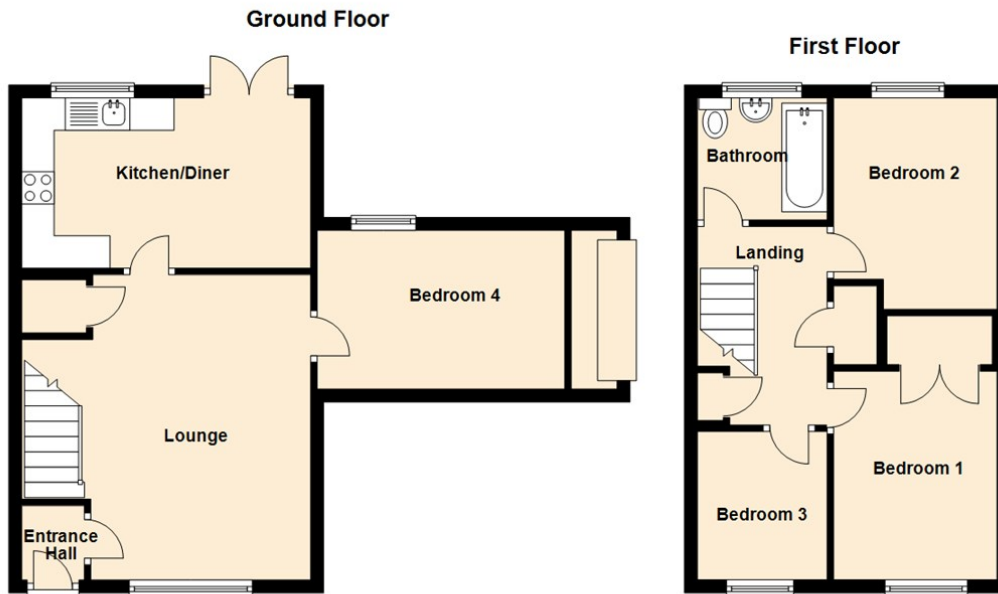
Lounge 15'7" x 14'9" (4.75 x 4.51)

Kitchen 14'9" x 8'8" (4.51 x 2.66)

Bedroom One 13'6" x 8'3" (4.12 x 2.53)

Bedroom Two 10'9" x 8'2" (3.29 x 2.50)

Bedroom Three 8'6" x 6'2" (2.61 x 1.89)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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