







- Popular Location
- Three Bedrooms
- Close To Amenities
- Freehold
- Call For More Information
- Ideal Family Home
- Driveway and Garage
- Council Tax Band \*B\*
- Viewing Recommended
- No Onward Chain







This three-bedroom, semi-detached home is positioned in the popular Cowdray Court, in Kingston Park and will appeal to the growing family. Offered for sale with the benefit of no onward chain.

Close to a wealth of local amenities including schools, shops, retail park, local superstore, and superb transport links with the Metro and A1 Motorway.

The ground floor of the property briefly comprises: - entrance hall, lounge, dining room, and kitchen with access to the rear garden. To the first floor there are three bedrooms and a family bathroom WC.

Externally there are gardens to the front and rear and there is also a driveway leading to the attached garage.

Viewing is essential. For more information, please call our Gosforth branch on 0191 236 2070.

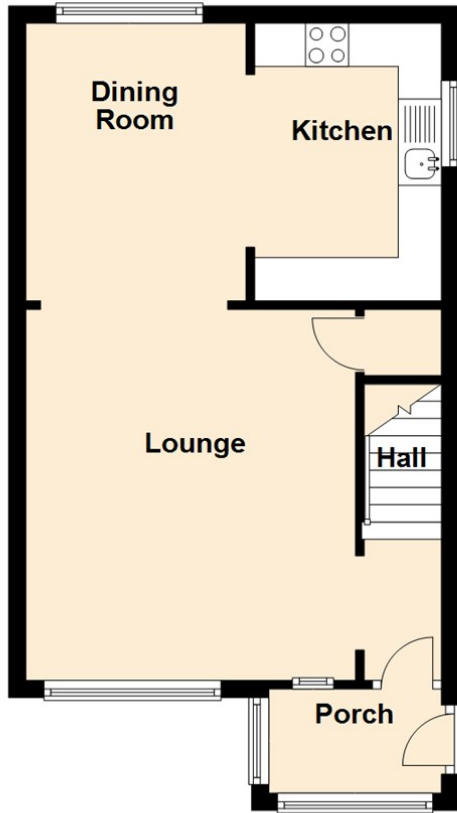
#### Tenure

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

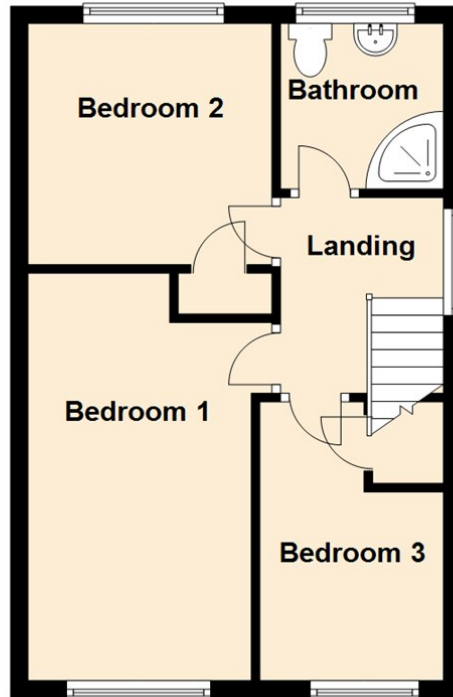
Council Tax band \*B\*.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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