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- Popular Location
- No Onward Chain
- Driveway and Garage
- Freehold
- Close To Shops
- Three Bedrooms
- Conservatory
- Close To Amenities
- Council Tax Band *B*
- Excellent Transport Links





This three-bedroom, well-presented semi-detached home is positioned in on the popular Hersham Close in Kingston Park. Offered for sale with the benefit of no onward chain.

Internally the property has new neutral decor throughout and briefly comprises: - entrance hall, bright and airy lounge and a stylish open plan kitchen dining room with wall and floor units, integrated oven and hob, and doors opening onto the sunny conservatory. To the first floor off the landing there are three generous bedrooms and a three-piece family bathroom WC with overhead shower. Further benefits include gas central heating and double glazing.

Externally the property benefits from gardens to the front and rear, with a Westerly aspect, and there is a driveway leading to a detached garage.

Kingston Park itself is well-equipped with local amenities, including schools, parks, leisure facilities, and shopping options, making it a convenient and attractive area for families. Whether for daily needs or leisure activities, residents will find everything they need close to home. This neighbourhood offers a family-friendly environment, and the area also benefits from excellent transportation links, with several bus stops nearby along with the Metro.

For more information and to book your viewing 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 licensed legal representative.

Council Tax Band *B*.





Lounge 13'1" x 10'6" (4.00 x 3.22)


Kitchen Dining Room 16'11" x 10'11" (5.16 x 3.34)

Conservatory 8'10" x 14'7" (2.70 x 4.46)

Bedroom One 13'0" x 9'6" (3.98 x 2.90)

Bedroom Two 9'2" x 11'6" (2.80 x 3.51)

Bedroom Three 7'0" x 9'9" (2.15 x 2.98)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	85
(81-91) B		
(69-80) C		
(55-68) D		
(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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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

