



3



2



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• 3 Bedroom Extended Semi Detached House

• Bathroom and Separate Shower Room

• Garage Converted To Multi Purpose Room / Utility

• EPC D | Council Tax Band B

• Great Open Plan Kitchen Diner

• Lovely Rear Garden With A Westerly Aspect

• Gas Central Heating & Sealed Unit Double Glazed Windows

• Immaculately Presented Throughout

• Driveway Parking

• Freehold

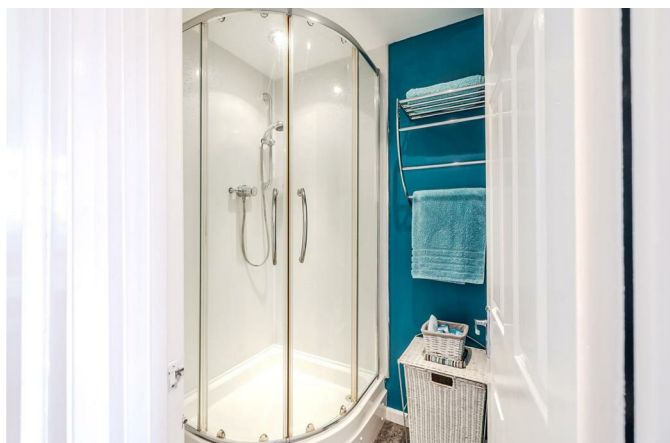
Immaculately presented 3 bedroom extended semi detached house situated on Kent Court within the popular residential location of Kingston Park. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Porch with a meter cupboard, Lounge with stairs to the first floor, great open plan Dining Kitchen with a good range of wall and base units with Quartz work top surfaces, integrated appliances to include a fridge freezer, electric oven, combi microwave oven and a gas hob, sunken one and a half stainless steel sink, tiled flooring, spotlight to the ceiling, French doors to the rear garden, Combi boiler enclosed in a cupboard. Utility / Multi Purpose Room which is converted from the rear of the garage and is plumbed for an automatic washing machine, wall and base units with work top surfaces. First floor landing with sliding door wardrobes giving ample storage and stairs to the attic area. There are 3 double bedrooms. Bathroom comprising of a panelled bath, low level w/c, pedestal hand wash basin, tiled splash back, heated towel rail. Separate Shower Room has a cubicle with a mains shower, panelled splash back and spot lights to the ceiling.

Externally to the front there is a block paved driveway leading to a 1/3rd sized garage accessed via an up and over door with enough storage for bins and bikes etc and storage over. To the rear there is a well maintained enclosed garden with lawn and paved areas, pagoda and shed which enjoys a Westerly aspect.

Kingston Park is a sought after residential location, served by excellent amenities including primary school, wide range of shops including Marks & Spencer, Boots and Tesco, range of sporting facilities including the home of Newcastle Falcons and Thunder and a selection of pubs and restaurants. There are good road links and access to the A1 as well as a Metro stations providing access into the city and throughout Tyneside.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential B

Council Tax Band: B

Distance from Kingston Park Primary School: 0.7 miles

Distance from Metro Station: 0.8 miles

Distance from Shopping Centre: 0.9 miles

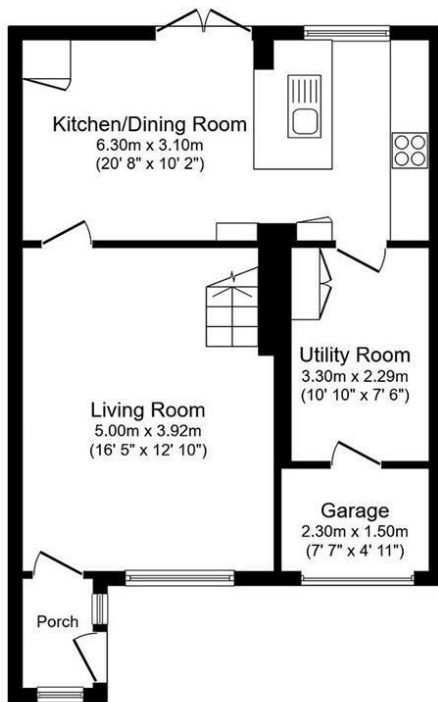
Please note all sizes and distances are approximate.



**2024
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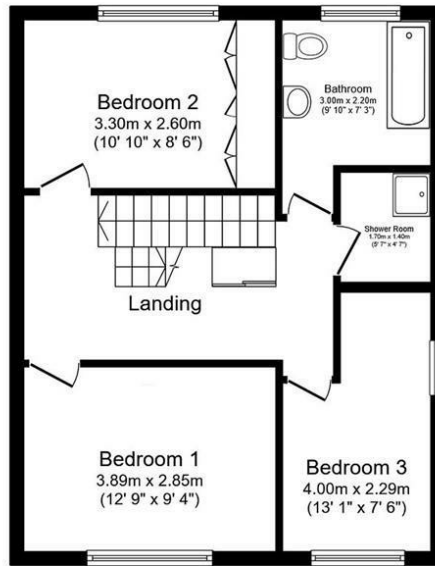
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Verified reviews from our clients



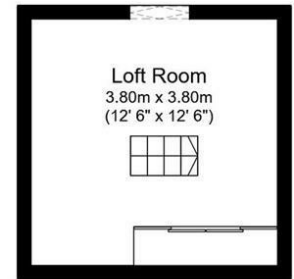
Ground Floor

Floor area 53.5 sq.m. (575 sq.ft.)



First Floor

Floor area 51.5 sq.m. (554 sq.ft.)

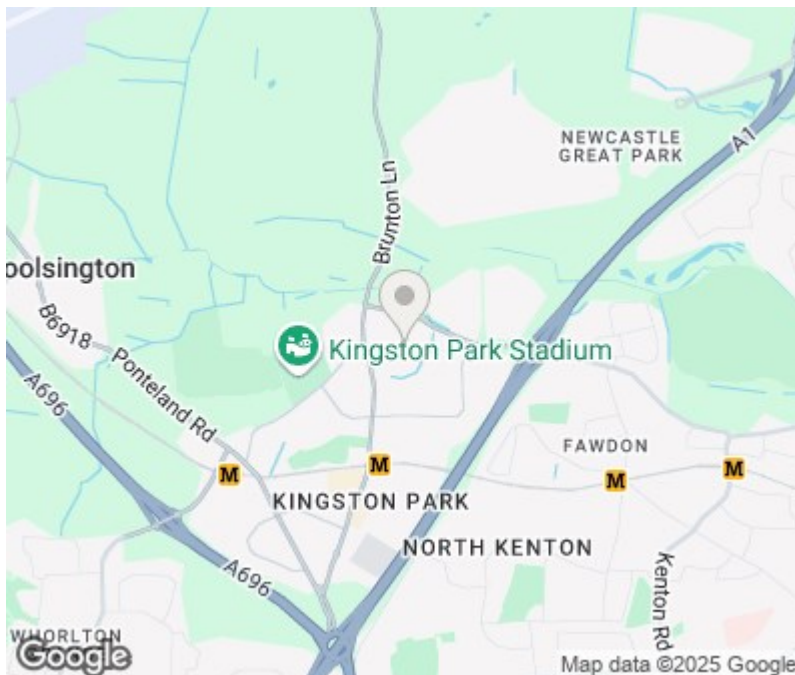


Second Floor

Floor area 14.4 sq.m. (156 sq.ft.)

Total floor area: 119.4 sq.m. (1,285 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.