



3



1



1

- Mid Terrace House
- Spacious Living Room
- Enclosed Rear Garden
- Council Tax Band B / Awaiting EPC

- 3 Bedrooms
- Kitchen/Diner
- Garage

- Updated & Well Presented
- Bathroom/WC
- Entrance Porch



A 3 bedroom mid terraced house, in an excellent location within this convenient location. Updated by the current owners including new kitchen, bathroom and a Hybrid Air source system including a gas combination boiler. The welcoming Entrance Porch leads to the spacious Living Room, with stairs to the first floor and large window to the front. The magnificent Kitchen/Diner is fitted with wall and base units, sink unit, electric oven, 4 ring induction hob with extractor hood, integrated washing machine, dishwasher and fridge freezer. The dining area has a built in storage cupboard and door giving access to the rear garden. Stairs lead from the lounge to the First Floor Landing. Bedroom 1 has fitted wardrobes, a built in storage cupboard and is to the front. Bedroom 2 is to the rear, whilst Bedroom 3, currently used as a study is to the front. The modern bathroom/WC is fitted with a low level wc with concealed cistern, wash basin with drawer storage and a bath with shower over and glass screen.

Externally, there is a gravel Front Garden with planted borders and path to the front door. The Rear Garden has a patio with lawn beyond and gate to the rear. There is a Garage with up and over access door and door to the rear garden.

Esher Court is ideally situated for excellent local amenities including a primary school, wide choice of shops such as Boots, Tesco, and M & S, pubs, restaurants and sporting and leisure facilities. Kingston Park is within excellent commuting distance of the city, with good road links to the A1 and easy access to the Metro system and airport.



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





Energy Performance: Current Potential

Council Tax Band: B

Distance from Kingston Park Primary School: 0.6 miles

Distance from Kingston Park Metro Station: 0.7 miles

Distance from Kingston Park Stadium: 0.4 miles

Distance from Newcastle International Airport: 2.9 miles

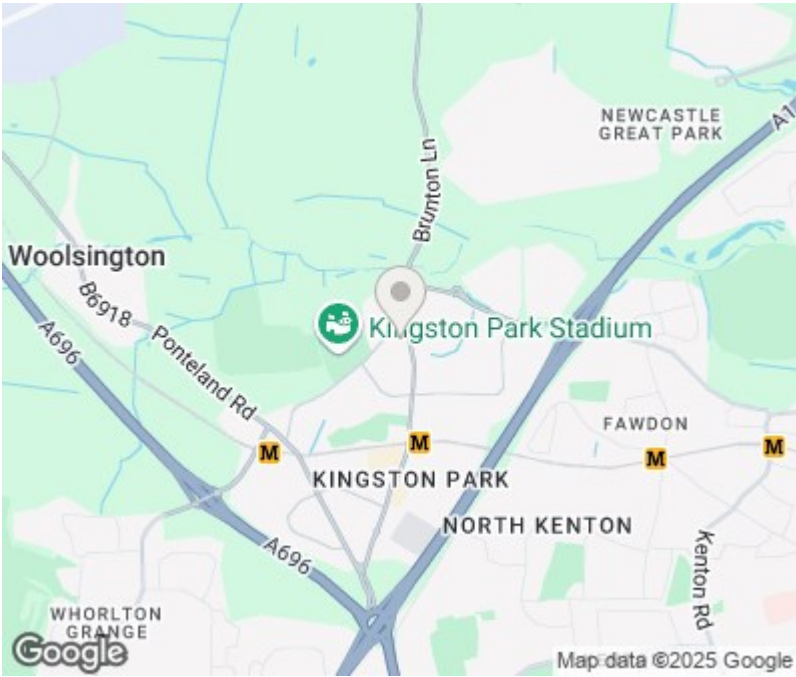
Distance from Newcastle Central Railway Station: 5.9 miles

**2024  
WINNERS**

**ESTAS**

*Verified reviews from our clients*





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.