







- Popular Location
- Ground Floor WC
- Extended Home
- Close To Shops
- Viewing Recommended
- Four Bedrooms
- No Upper Chain
- Driveway and Garage
- Council Tax Band \*C\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/ZqrZMWyO\\_g](https://youtu.be/ZqrZMWyO_g) \*\***

Occupying a pleasant cul-de-sac position within Shannon Court, this four bedroom, extended, semi-detached property is truly a home to be proud of. Offered for sale with the benefit of no upper chain.

The location boasts a wide range of local amenities including shops, cafes, and leisure facilities. Excellent transport links are available via nearby bus routes and Kingston Park Metro Station, providing quick access to the city centre. The area is also home to well-regarded schools, making it an ideal location for families.

Briefly comprising to the ground floor: - entrance porch, spacious lounge with storage cupboard, bright and airy dining room with two sets of French doors opening to a generous, sunny conservatory, and a kitchen with fitted wall and floor units and an integrated oven and hob. There is access from the kitchen to the garage which has a ground floor WC. To the first-floor landing there is the main bedroom with fitted wardrobes and en-suite, three further bedrooms and a family bathroom WC. The property also benefits from double glazing and gas central heating.

Externally there is a garden to the front and a driveway for off street parking leading to the garage. There is also a charming garden to the rear with a patio area, decking and artificial lawn, a great space to relax in the warmer months.

For more information and to book your 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 \*C\*.





Lounge 13'7" x 12'1" (4.16 x 3.70)

Dining Room 15'8" x 10'4" (4.79 x 3.16)

Kitchen 13'2" x 7'4" (4.03 x 2.26)

Bedroom One 18'8" x 7'10" (5.71 x 2.40)

Bedroom Two 13'5" x 8'5" (4.11 x 2.59)

Bedroom Three 9'2" x 9'2" (2.81 x 2.80)

Bedroom Four 10'6" x 6'9" (3.21 x 2.06)

## The difference between house and home

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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	

**Contact Us: 0191 236 2070**



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