



 Jan Forster

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Kingsbury Court | Longbenton | Newcastle Upon Tyne | NE12 8RP
Offers Over £180,000



- Two Double Bedrooms
- Semi-Detached Home
- Ground Floor WC
- Transport Links Nearby
- Viewing Recommended
- Two En Suite Bathrooms
- Garage & Off Street Parking
- Close To Amenities
- Freehold
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/LrcpSOl0KTM> ****

Jan Forster Estates welcome to the sale market this immaculate, two-bedroom, semi-detached house on the popular Kingsbury Court, in Longbenton.

Nestled in a well-connected area, the location offers a convenient residential setting with a mix of housing, handy local shops, cafés, schools, and essential services close by. The area benefits from good transport links, including easy access to buses and Metro connections for quick travel into Newcastle and surrounding areas. Local amenities are all within easy reach, making it a practical and well-connected place for everyday living.

The property briefly comprises to the ground floor: - entrance hall, modern kitchen with fitted units and integrated oven and hob, open plan to a spacious lounge with French doors leading to the rear garden. To the first floor, there are two double bedrooms; both benefiting from en-suite facilities, and the main bedroom benefitting from fitted wardrobes and French doors opening to a Juliet balcony. Further benefits include gas central heating and double glazing.

Externally the property features a front garden alongside a garage and driveway. There is also a charming garden to the rear with a patio area and lawn.

For more information and to book a viewing, please call our High Heaton office on 0191 270 1122.

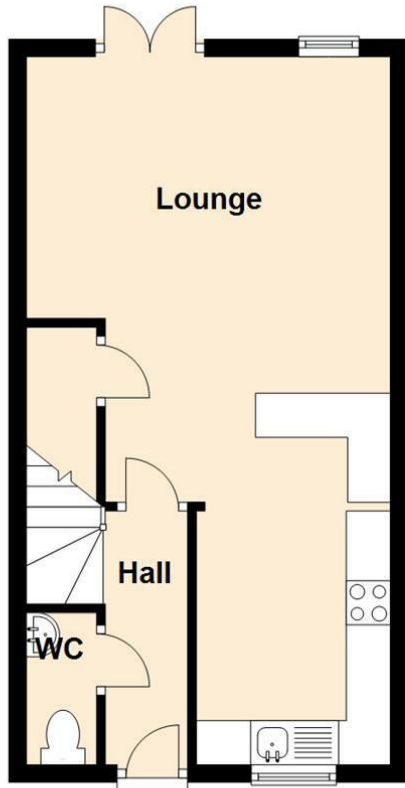
Tenure

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

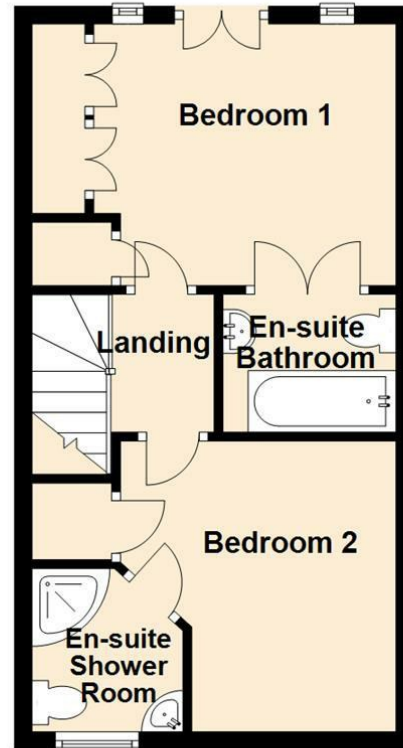
Council Tax Band: B



Ground Floor



First Floor



Lounge 15'11" x 13'8" (4.87 x 4.18)

Kitchen 13'6" x 7'0" (4.12 x 2.15)

Bedroom One 11'4" x 9'4" (3.47 x 2.86)

Bedroom Two 10'0" x 9'8" (3.06 x 2.96)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(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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