



 Jan Forster

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Kingsley Place | Heaton | Newcastle Upon Tyne | NE6 5AN

Price £210,000



- End of Terrace House
- Period Features
- Storage Area
- Sought-After Area
- Transport Links
- No Upper Chain
- Three Bedrooms
- Front & Rear Gardens
- Local Amenities
- Council Tax Band: C





Jan Forster Estates are delighted to welcome to the market this period end of terrace house, situated on the ever-desirable pedestrianised street Kingsley Place in Heaton. The property is offered for sale with the benefit of no upper chain.

Spread across three well-proportioned floors, this home offers versatile and spacious accommodation throughout. The property opens into an entrance hallway, leading to a bright and airy lounge-diner featuring a fireplace and an attractive bay window that fills the space with natural light. The kitchen is fitted with a range of wall and base units along with useful built-in cupboards for added practicality, and provides direct access to the rear. To the upper floors, there are three bedrooms- the main one enjoying the convenience of a built-in cupboard. A generously sized four-piece family bathroom WC completes the internal layout, alongside an additional storage area. Externally, the property offers a South-Westerly facing lawned garden to the front and a private enclosed yard to the rear which could be used for off-street parking.

Perfectly positioned in the highly sought-after area of Heaton, this property benefits from an excellent range of local amenities just moments away. Chillingham Road is within easy walking distance, offering a vibrant selection of shops, cafés, bars and restaurants. For those who enjoy the outdoors, Heaton Park is close by, providing the perfect setting for leisurely walks and recreation. The area is also exceptionally well-connected, with convenient access to local bus routes, the Metro service, and the A1058 Coast Road, ensuring swift journeys into Newcastle city centre and out to the stunning coastline.

Viewings come highly recommended. To book yours or for more information, please call 0191 236 2070.

Tenure: Freehold- however, this should be confirmed with a licensed legal representative.

Council Tax Band: C

\*\*Please note that all services/appliances have not and will not be tested.\*\*



Lounge-Diner 17'0" x 14'5" (5.20 x 4.40)

Kitchen 17'10" x 8'0" (5.45 x 2.45)

Bedroom One 21'3" x 14'5" (6.50 x 4.40)

Bedroom Two 13'0" x 12'3" (3.97 x 3.75)

Bedroom Three 8'10" x 8'4" (2.70 x 2.55)



## 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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>59</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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