







3



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- Mid-Link Terraced House
- Three Bedrooms
- Detached Garage
- Desirable Area
- Transport Links
- Open Plan Space
- Enclosed Rear Garden
- Off-Street Parking
- Local Facilities
- Council Tax Band: B







\*\* 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g2191e> \*\*

MID-LINK FAMILY HOME | NO ONWARD CHAIN | GARAGE TO REAR

Jan Forster Estates welcome to the sale market this three-bedroom, mid-link terraced house, situated on Kent Court in Kingston Park. The property is offered for sale with the benefit of no upper chain and boasts a 25ft lounge-diner and garage to the rear with enclosed garden.

Positioned within the highly sought-after Kingston Park, this charming home benefits from a fantastic range of nearby amenities including well-regarded schools, local shops, major retail parks, and a large superstore, as well as excellent transport connections with the nearby Metro and easy access to the A1 Motorway.

The ground floor of this lovely home offers an inviting entrance porch leading through to a spacious open-plan lounge and dining area, complete with French doors that open directly onto the rear garden, a well-proportioned kitchen with a range of wall and base units, along with some integrated appliances, and further access to the garden. To the first floor, a central landing gives way to three bedrooms and a three-piece family bathroom WC.



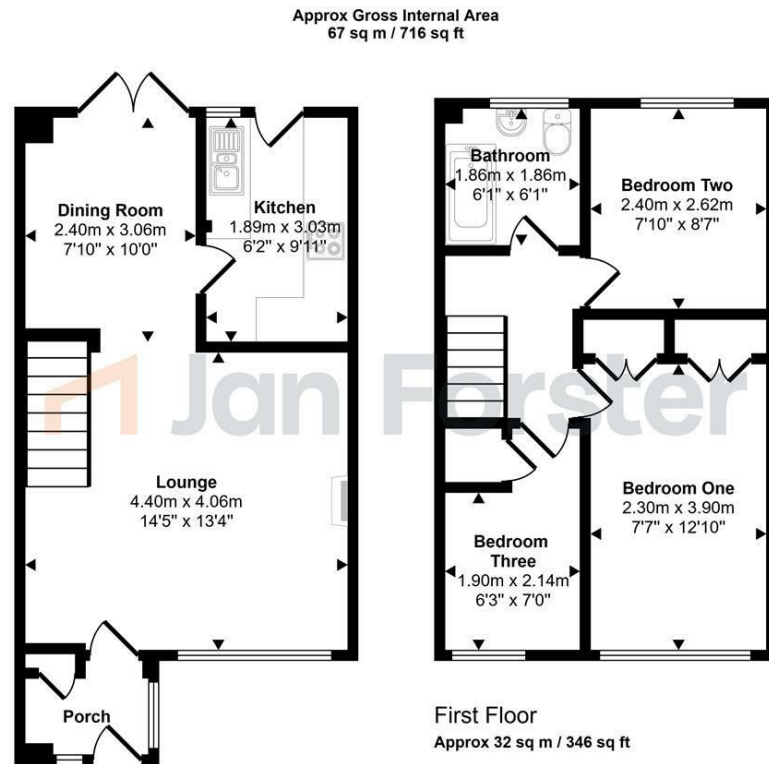
Externally, the property enjoys a low-maintenance front garden and a private rear garden featuring a lawn, patio, and attractive planted borders, creating the perfect setting for family gatherings, entertaining, and alfresco dining throughout the summer. In addition, there is the benefit of a detached garage and convenient off-street parking.

Viewing comes highly recommended. 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: B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Lounge 14'5" x 13'3" (4.40 x 4.06)

Kitchen 9'11" x 6'2" (3.03 x 1.89)

Dining Room 7'10" x 10'0" (2.40 x 3.06)

Bedroom One 12'9" x 7'6" (3.90 x 2.30)

Bedroom Two 8'7" x 7'10" (2.62 x 2.40)

Bedroom Three 7'0" x 6'2" (2.14 x 1.90)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>75</b>	<b>88</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>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

**Contact Us: 0191 236 2070**

