Jan Forster

Shannon Court | Kingston Park | Newcastle Upon Tyne | NE3 2XF

Auction Guide £200,000

4 1 2

- For Sale by Modern Auction
- T & C's Apply
- Subject to Reserve Price
- Buyers Fees Apply
- Extended Home
- Driveway and Garage
- Close To Shops
- Council Tax Band *C*
- Viewing Recommended
- Call For More Information

** Video Tour on our YouTube Channel | https://youtu.be/ZqrZMZWyO_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.

For sale by Modern Method of Auction: Starting Bid Price £200,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

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.

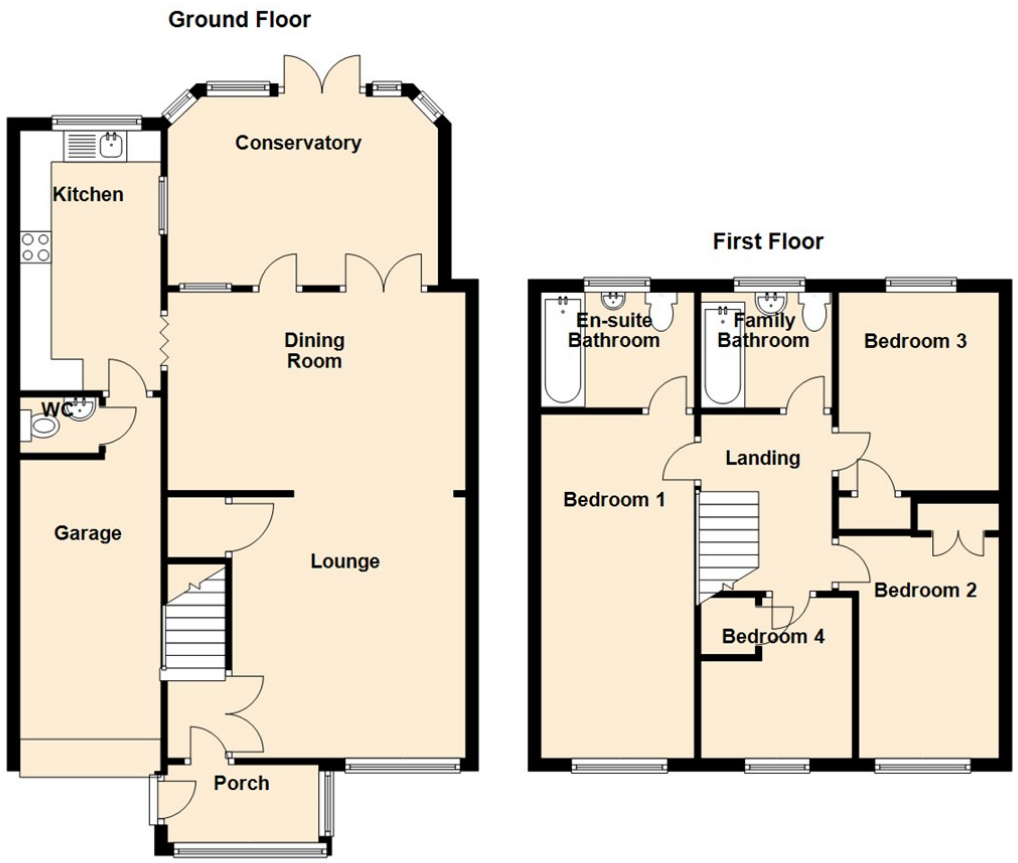
Briefly comprising to the ground floor: - entrance porch, spacious lounge with storage cupboard, bright and airy dining room with two sets of French doors opening to a generous, sunny conservatory, and a kitchen with fitted wall and floor units and an integrated oven and hob. There is access from the 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)

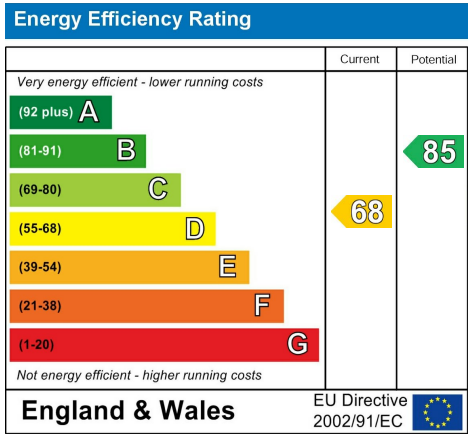
Bedroom One 18'8" x 7'10" (5.71 x 2.40)

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)

Auctioneer's Comments



The difference between house and home

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