



 Jan Forster

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Epsom Court | Kingston Park | Newcastle Upon Tyne | NE3 2UP

Price £190,000



- Popular Location
- Three Bedrooms
- Garage
- Close To Amenities
- Early Viewing Recommended
- Ideal First Time Buy
- Front and Rear Gardens
- Cul De Sac Location
- Freehold
- Call For More Information





* Video Tour on our YouTube Channel | <https://youtu.be/jxhwSAwxbJQ>
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Situated within the sought-after cul-de-sac of Epsom Court, Kingston Park, this well presented, three bedroom home offers stylish, move-in-ready accommodation, making it an ideal purchase for first-time buyers, young professionals and the growing family.

The ground floor features a welcoming entrance porch, a lounge with open plan staircase, and a contemporary kitchen dining room with sleek fitted units complementing work surfaces, integrated oven and hob, and access to the rear. To the first floor there are three well proportioned bedrooms and a tiled family bathroom WC with an overhead shower. Further benefits include gas central heating and double glazing.

The accommodation is complemented by a landscaped rear garden featuring artificial lawn and decking, providing the perfect low-maintenance space for relaxing or entertaining. To the front, an easy to maintain gravelled garden enhances the property's kerb appeal. There is also a garage offering valuable off-street parking or additional storage.

Epsom Court is perfectly positioned within the ever-popular Kingston Park, offering excellent access to a wide range of local amenities including Kingston Park Shopping Centre, supermarkets, cafés and leisure facilities. The area is well served by highly regarded schools, regular bus services and the nearby Metro station, with convenient road links to Newcastle City Centre, Newcastle International Airport and the A1, making it an excellent choice for commuters.

Early viewing is highly recommended on this delightful home. For more information please call 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: A





Lounge 14'8" x 14'4" (4.49 x 4.38)

Kitchen 10'7" x 6'6" (3.24 x 2.00)

Dining Area 9'9" x 7'10" (2.98 x 2.39)

Bedroom One 15'10" x 8'1" (4.83 x 2.47)

Bedroom Two 9'3" x 8'3" (2.82 x 2.52)

Bedroom Three 6'9" x 10'10" (2.07 x 3.31)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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www.janforsterestates.com

Contact Us: 0191 236 2070

