



 **Jan Forster**

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Ealing Court | Kenton Bank Foot | Newcastle Upon Tyne | NE3 2YD

Price £220,000



 Jan Forster



- Semi-Detached House
- Well-Presented
- Three Bedrooms
- Handy Utility
- Storage Area
- Driveway
- Desirable Area
- Local Facilities
- Transport Links
- Council Tax Band: B



 Jan Forster



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Jan Forster Estates welcome to the sale market this extended, two-bedroom, semi-detached house, positioned on Ealing Court in the ever-desirable Kenton Bank Foot.

The property is ideally situated within a highly sought-after residential area, offering convenient access to an excellent range of local amenities. Nearby, Kingston Park Retail Park provides a variety of shops, supermarkets, and everyday essentials, while Newcastle International Airport is just a short distance away. For those who enjoy the outdoors, there are also several green spaces close by. The area benefits from superb transport connections, including regular bus routes and Metro services, with the A1 easily accessible for straightforward travel to surrounding areas and beyond.

The accommodation briefly comprises: a welcoming entrance porch leading into a spacious lounge, complete with an open staircase rising to the first floor. The well-appointed kitchen features a range of wall and base units, complemented by integrated appliances, and flows seamlessly into the dining room, where sliding doors open out to the rear garden- perfect for indoor-outdoor living. The ground floor further offers a practical utility area and additional storage space. To the first floor, the landing provides access to two generously sized bedrooms and a shower room WC.

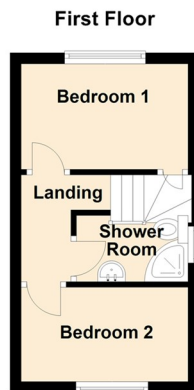
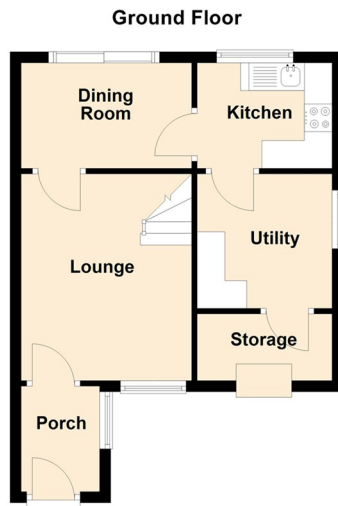
Externally, the property offers a double driveway to the front, providing ample off-street parking. To the rear, there is an attractive split-level garden with both patio and lawn areas, creating an ideal setting for alfresco dining and entertaining throughout the warmer months.

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: B





Lounge 17'5" x 12'10" (5.31 x 3.93)

Kitchen 10'11" x 9'2" (3.34 x 2.80)

Dining Room 12'11" x 8'11" (3.94 x 2.73)

Bedroom One 9'6" x 9'0" (2.90 x 2.75)

Bedroom Two 12'11" x 8'11" (3.95 x 2.74)

Utility 13'9" x 11'5" (4.20 x 3.50)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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