





3



2



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- Popular Location
- Family Home
- Close To Amenities
- Council Tax Band \*B\*
- Viewing Recommended
- Three Bedrooms
- Extended Property
- Two Reception Rooms
- Freehold
- Call for More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/JIFddzRC7ao>  
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Positioned in the desirable Fetcham Court, Kingston Park, Newcastle Upon Tyne, this extended three-bedroom semi-detached house presents an exceptional opportunity for families seeking a beautiful and spacious home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining.

The location benefits from excellent amenities and transport links, making it ideal for those who commute or enjoy the convenience of nearby shops, schools, and recreational facilities. Kingston Park Metro is within walking distance.

Internally the property briefly comprises to the ground floor: - entrance hall, spacious lounge with a feature fireplace, dining room, extended kitchen with fitted units along with access to the rear and there is also a handy ground floor WC. To the first floor there are three bedrooms, two with built-in storage, and there is a modern family bathroom WC with a shower over the bath and under sink storage. Further benefits include gas central heating and double glazing.

Externally there is an easy to maintain garden to the front and off-street parking leading to the attached garage. There is also a charming rear garden with a patio, lawn, and a split-level decked area.

This charming family home is not just a place to live, but a sanctuary where memories can be made. With its combination of space, location, and outdoor appeal, it is sure to attract interest from discerning buyers. Please call our Gosforth team on 0191 236 2070 for more information and to book a viewing.

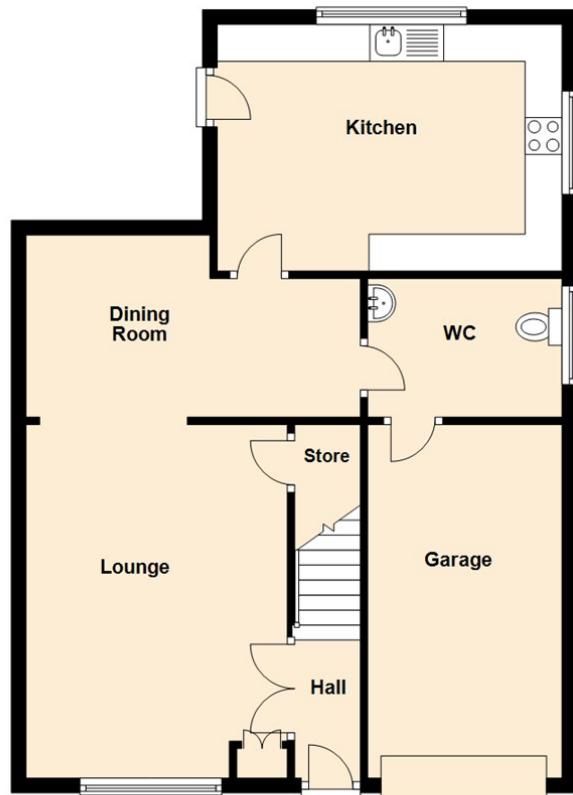
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

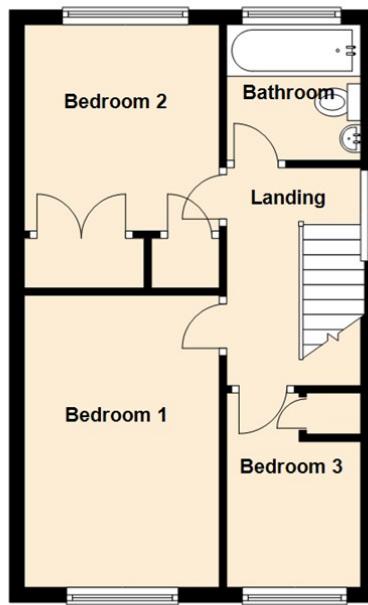
Council Tax Band \*B\*.



### Ground Floor



### First Floor



Lounge 12'1" x 13'7" (3.70 x 4.16)

Kitchen 11'1" x 15'1" (3.39 x 4.60)

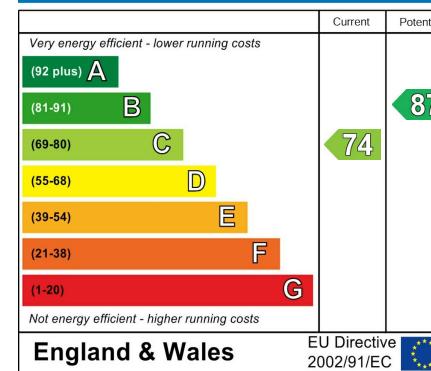
Dining Room 15'8" x 10'3" (4.79 x 3.14)

Bedroom One 13'6" x 8'5" (4.12 x 2.58)

Bedroom Two 9'3" x 8'0" (2.83 x 2.46)

Bedroom Three 10'7" x 6'9" (3.24 x 2.06)

### Energy Efficiency Rating



## The difference between house and home

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