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WARWICK COURT, KINGSTON PARK, NE3

Offers In The Region Of £180,000

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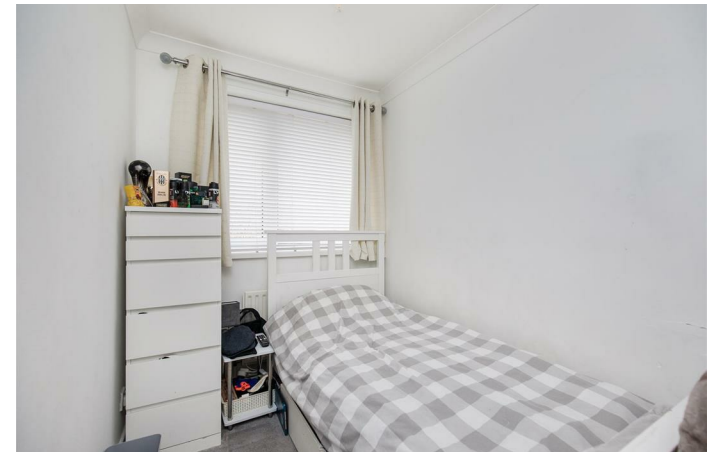
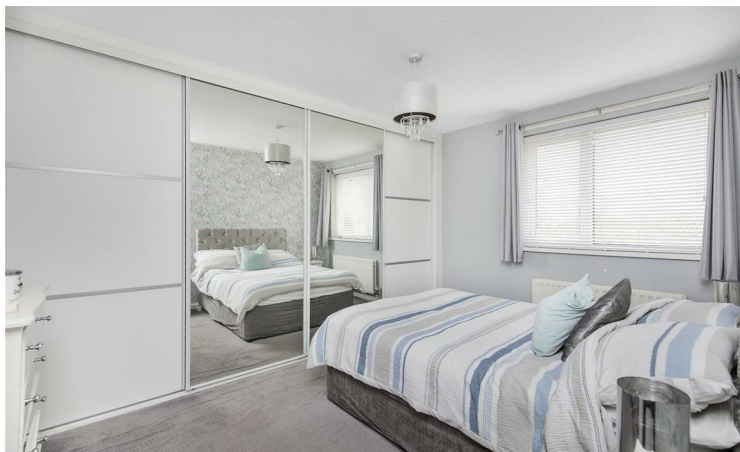
Delightful three bedroom semi detached home positioned on Warwick Court in Newcastle upon Tyne. The property is well presented throughout and offers a comfortable, well-balanced layout.

The accommodation is arranged over two floors and includes a spacious lounge, a well-equipped kitchen and dining area, and three well-proportioned bedrooms served by a family bathroom. The property further benefits from off-street parking, an enclosed rear garden and a recently installed new roof.

Warwick Court enjoys a pleasant residential setting with convenient access to local amenities, including shops, schools and leisure facilities. The area is well served by transport links providing easy access into Newcastle city centre and surrounding areas.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor landing. To the right is a spacious front aspect lounge featuring a fireplace and an under-stairs storage cupboard, providing a comfortable and well proportioned living space.

To the rear of the ground floor is an open-plan kitchen, breakfast and dining room with a rear aspect outlook and French doors opening out to the garden. The kitchen is modern and well equipped with integrated appliances including an oven, hob and extractor fan, along with ample wall and base units providing excellent storage and generous work surface space.

The first floor landing gives access to three well proportioned bedrooms, served by a fully tiled and well appointed family bathroom comprising a WC, washbasin and a bath with overhead shower.

Externally, to the front of the property is a lawned area with a pathway leading up to the front door. To the rear is an enclosed garden featuring a decked seating area and a lawned section, enjoying an attractive outlook towards mature trees. There is also a garage in a nearby block.



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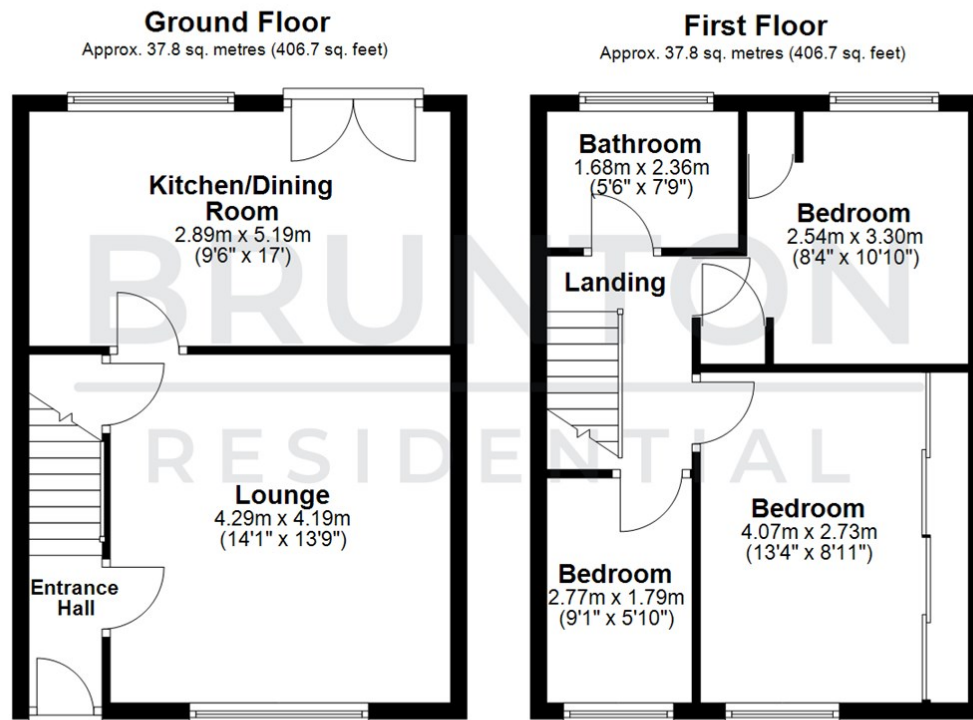
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TENURE : Leasehold

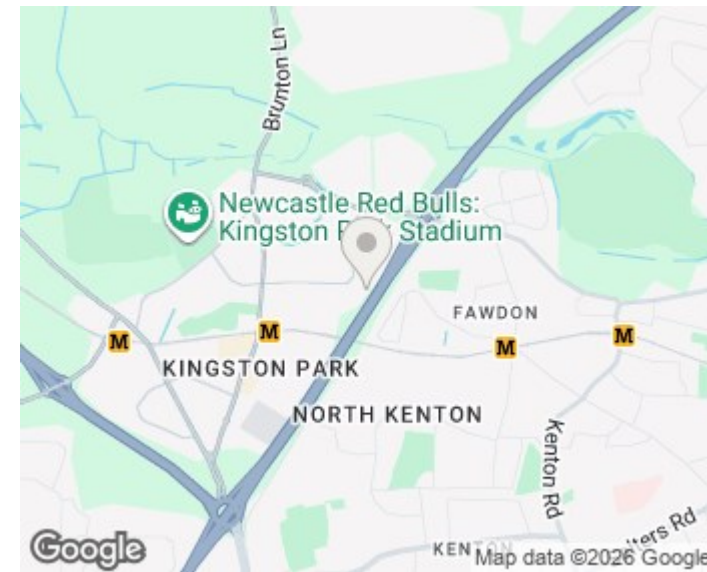
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	