

3 Bed Semi-Detached In Hersham Close Kingston Park, Newcastle Upon Tyne,
NE3 2TN £230,000





SHORT DESCRIPTION

Property Ref: 16428 We present an immaculate 3 bedroom family home which briefly comprises of; porch, entrance hall, stylish living room with feature wall mounted electric fire, dining area, open to stunning kitchen and second dining space with high quality kitchen fitted with a good selection of contemporary wall and base units, high spec integrated appliances including oven, hob, dishwasher, space for dining table, french doors give access to garden. Garage and downstairs WC. Stairs to first floor landing, master double bedroom, second double bedroom, third single bedroom and beautiful family bathroom of contemporary design with fully panelled walls, a whirlpool bath and shower over bath. Externally there is a garden to front and driveway providing off street parking leading to single garage, to the rear a private enclosed paved garden, with mature trees and shrubs. The property is well positioned for access to local shops, amenities, bus and metro links as well as being a short distance to the A1 motorway. A key highlight is the property's proximity to Kingston Park Primary School. This is a fantastic opportunity to secure a family home in a sought after, well-connected residential area. Early viewing is highly recommended. All electrical and gas checks completed. No chain. Dimensions Lounge (3.71 x 4.16 (12'2 x 13'7)) Dining Room (2.49 x 3.20 (8'2 x 10'5)) Kitchen (4.75 x 3.17 (15'7 x 10'5)) Bedroom One (2.62 x 4.06 (8'7 x 13'3)) Bedroom Two (2.82 x 2.75 (9'3 x 9'0)) Bedroom Three (1.45 x 2.10 (4'9 x 6'10)) Property Type: Semi-detached Full selling price: £230000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating:D Measurement: 839.585 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Double Glazing,Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property:Vacant -----

3

Bed Room(s)

1

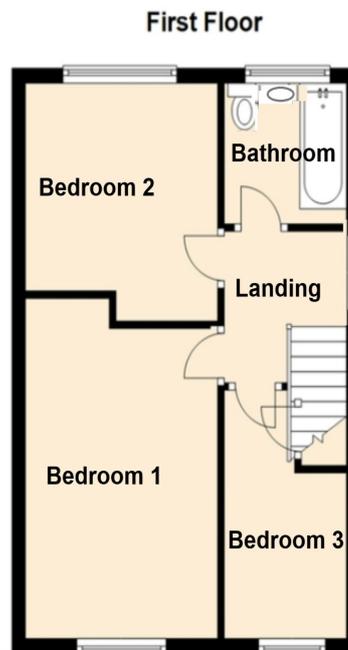
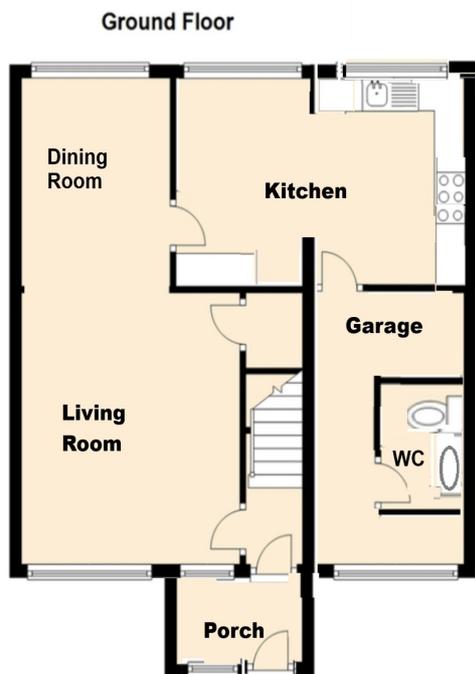
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	78 square metres

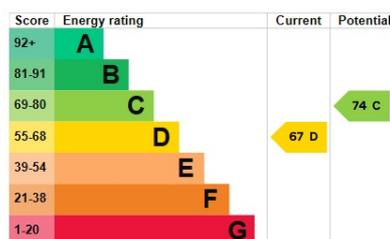
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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