

Launceston Close | Kingston Park | NE3 2XX

£180,000

2 1 1

Traditional semi-detached home

Occupies a generous plot

Lovely private garden

Highly sought-after residential cul-de-sac

Two spacious double bedrooms

Access to a wide range of local shops, schools and amenities

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Situated within a highly sought-after residential cul-de-sac in Kingston Park, this beautifully presented traditional semi-detached home occupies a generous plot and offers well-appointed accommodation throughout. Recently redecorated to a high standard, the property boasts two spacious double bedrooms, a bright and welcoming interior, and an attractive frontage enhanced by the addition of a useful entrance porch.

Further benefits include modern uPVC double glazing, gas-fired central heating via a combination boiler, a driveway providing off-street parking, and an attached garage. Externally, the property enjoys a lovely private garden, offering an excellent space for relaxation and outdoor entertaining.

Ideally positioned for convenient access to a wide range of local shops, schools and amenities, the home is also well served by excellent public transport links, including nearby bus and Metro services. The A1 motorway is within easy reach, making this an excellent choice for commuters and families alike.

Early viewing is highly recommended to fully appreciate the accommodation, plot size and convenient location on offer.

ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH
Double glazed entrance door, double glazed windows to front and side, tiled floor, courtesy light, part glazed door to inner hallway.

SITTING ROOM 13'0 x 17'7 (3.96 x 5.35m)
Window to front, marble fireplace, staircase to first floor, laminate flooring, understairs area, two double radiators.

KITCHEN 13'0 x 8'11 (3.96 x 2.71m)
Fitted with a range of wall and base unit, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge and freezer, integrated slimline dishwasher, radiator, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING
Access to roof space.

BEDROOM 13'0 x 8'11 (3.96 x 2.71m)
Double glazed window to front, laminate flooring, radiator.

BEDROOM 13'0 x 9'7 (3.96 x 2.91m)
Double glazed window to rear, built in cupboard housing combination boiler, radiator.

FAMILY BATHROOM
Panelled bath with shower over, wash hand basin low level WC, tiled walls, heated towel rail, tiled floor, double glazed frosted windows.

FRONT GARDEN
Laid mainly to lawn, driveway.

REAR GARDEN
Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries.

GARAGE
Attached, up and over door.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

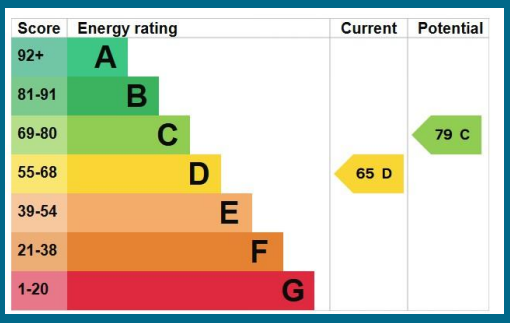
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B
EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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