

Launceston Close Kingston Park, NE3 2XX



- Living Room
- Kitchen/Breakfasting Room
- Two Double Bedrooms
- Family Bathroom
- Single Garage
- Gardens
- Gas Central Heating
- EPC Rating C

Guide Price: £118,000

A two bedroom, mid-terraced house, situated within the popular area of Kingston Park, just a short distance from local shops and other local amenities.

The accommodation briefly comprises to the ground floor: Entrance porch, living room and a kitchen/breakfasting room. To the first floor: two double bedrooms and a family bathroom. Externally there is a gravelled garden to the front with an enclosed rear garden, with raised bedding plants, decked seating area and gate allowing access to the single garage.

Accommodation:

The property is entered through a UPVC door into:

Entrance Porch:

With storage cupboard for the gas and electric meters, double glazed window to side and a glazed door leading to:

Living Room:

Measuring approx: 19' 2" x 11' 11" (5.84m x 3.63m) to widest point

With laminate flooring, double glazed window to front, double panel radiator, storage cupboard, stairs to first floor, television point and telephone point. Glazed door into:

Kitchen/Breakfasting Room:

Measuring approx: 12' x 8'2" (3.65m x 2.49m)

With laminate flooring, window to rear and fitted with a range of base, wall and drawer units, with a stainless steel sink and drainer unit inset into laminate worksurfaces with tiles to splashbacks, central heating boiler, breakfast bar seating area, single panel radiator and door giving access to rear garden. Features include a built in electric oven, four ring gas hob with extractor hood over, space for fridge/freezer and plumbing for washing machine.

From living room stairs to;

First floor landing:

With loft access and doors to:

Bedroom One:

Measuring approx: 12' x 10' 11" (3.65m x 3.32m)

With single panel radiator and double glazed window to front.

Bedroom Two:

Measuring approx: 12' x 8' 3" (3.65m x 2.51m)

With single panel radiator, window to rear and built in storage cupboard.

Family Bathroom:

Measuring approx: 8' 7" x 4' 9" (2.61m x 1.45m)

With bath and electric shower over, pedestal wash hand basin with vanity unit over, part tiled walls, low level WC and a single panel radiator.

Externally:

The property is approached via a concrete path giving access to the entrance porch with a gravelled front garden. The rear garden, has a decked seating area with raised bedding plants and fenced boundaries. A concrete path leads to the rear gate which gives access to a block of garages, where the single garage is located.

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