

BRUNTON

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KENT COURT, KINGSTON PARK, NE3

Offers Over £160,000

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Well-presented three-bedroom terraced home situated on Kent Court in Kingston Park, Newcastle upon Tyne. The property is ideal for first-time buyers, young families or those seeking a well-connected residential location.

Internally, the home provides a spacious lounge with feature fireplace, a separate dining room with French doors to the garden, and a fitted kitchen with integrated appliances. Upstairs, three well-proportioned bedrooms are served by a family bathroom, creating a practical and functional layout suited to modern living.

Kingston Park remains one of the most popular residential areas in the north-west of Newcastle, offering a wide selection of local amenities including well-regarded schools, everyday shops, a retail park and a major supermarket. The area is particularly convenient for commuters, with a nearby Metro station providing direct access into Newcastle city centre and surrounding areas, along with excellent road links to the A1 motorway.

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The internal accommodation comprises: a dual-aspect entrance porch with a useful storage cupboard, leading into a welcoming and spacious lounge with stairs leading up to the first floor landing. The lounge features a large front-aspect window with a pleasant outlook and a feature fireplace, creating an attractive focal point within the room. From the lounge, the accommodation flows into a generous dining room, which benefits from French doors opening onto the rear garden and an under-stairs storage cupboard.

To the right is a fitted kitchen, well equipped with integrated appliances including an oven, hob and extractor fan, alongside ample wall and floor units providing excellent storage and work surface space. A door from the kitchen also provides direct access to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, all served by a family bathroom comprising a WC, wash basin and bath with overhead shower.

Externally, to the front there is a low-maintenance garden with a pathway leading to the entrance, complemented by mature shrubs and trees. To the rear is an enclosed garden with timber fencing, featuring a lawned area bordered by a block-paved pathway. The property further benefits from a detached garage and convenient off-street parking.



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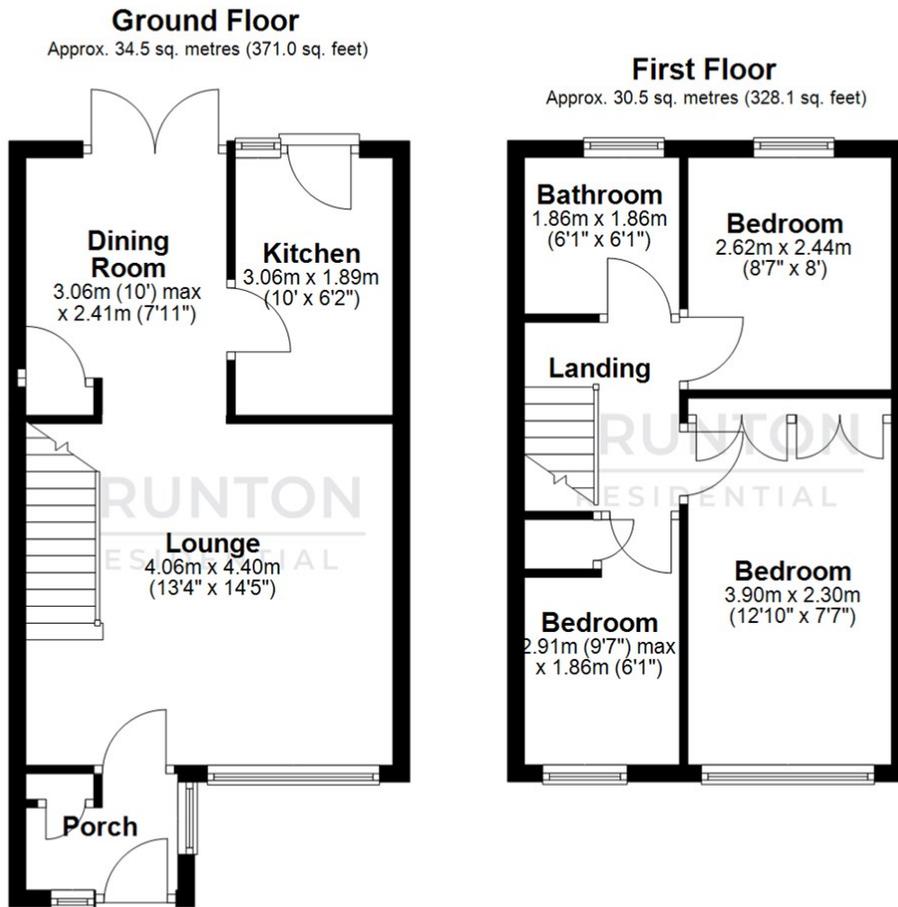
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TENURE : Freehold

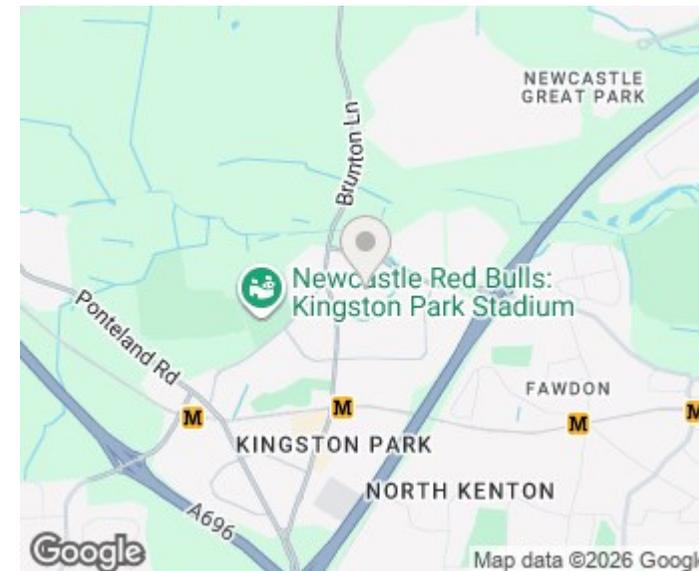
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



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



Energy Efficiency Rating	
	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	
Current: 75	Potential: 88
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: 75	Potential: 88
EU Directive 2002/91/EC	

England & Wales

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