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KINGSDALE ROAD, NEWCASTLE UPON TYNE, NE12

Offers Over £175,000

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Three-Bedroom Mid-Terraced Home with Two Reception Rooms, Modern Kitchen Diner, and Off-Street Parking, Located in Longbenton

Situated at the top of a quiet cul-de-sac, this double-fronted home offers well-presented accommodation throughout. The ground floor features a front reception room, a dining room, a recently refitted Wren kitchen diner with integrated appliances, and a versatile utility room. Upstairs are three bedrooms, a family bathroom, and a separate WC. The property further enjoys a private rear garden along with off-street parking to the front.

Located in Longbenton, the property is within easy reach of local shops, schools, and leisure facilities, while excellent road and public transport links provide convenient access to Newcastle city centre and surrounding areas.

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The internal accommodation briefly comprises: Entrance lobby providing access to the staircase, the front reception room, and the ground floor utility/kitchen diner. Both the lobby and hallway feature wood flooring.

To the left of the hallway is a front reception room with wood flooring and a front-aspect window, which connects to the rear dining room via double doors. The dining room is generously sized and leads through to the recently replaced kitchen diner, supplied and fitted by Wren Kitchens. This space features tiled flooring, a range of fitted wall and base units, integrated appliances including a dishwasher, two storage cupboards, and direct access to the rear garden. To the right of the hallway is a utility room, which offers flexibility for use as a bedroom, study, or office.

To the first floor, the landing provides access to three bedrooms, a bathroom, and a separate WC. Two of the bedrooms are doubles positioned at the front, with the principal overlooking the front elevation. The third bedroom is currently arranged as a nursery. The bathroom is fitted with a three-piece suite and finished with tiled floors and walls, while the adjacent WC also benefits from tiled finishes and a wash hand basin.

Externally, the rear garden is mainly laid to lawn with a paved seating area and fenced boundaries. To the front, there is off-street parking via a paved driveway with wrought iron gates.



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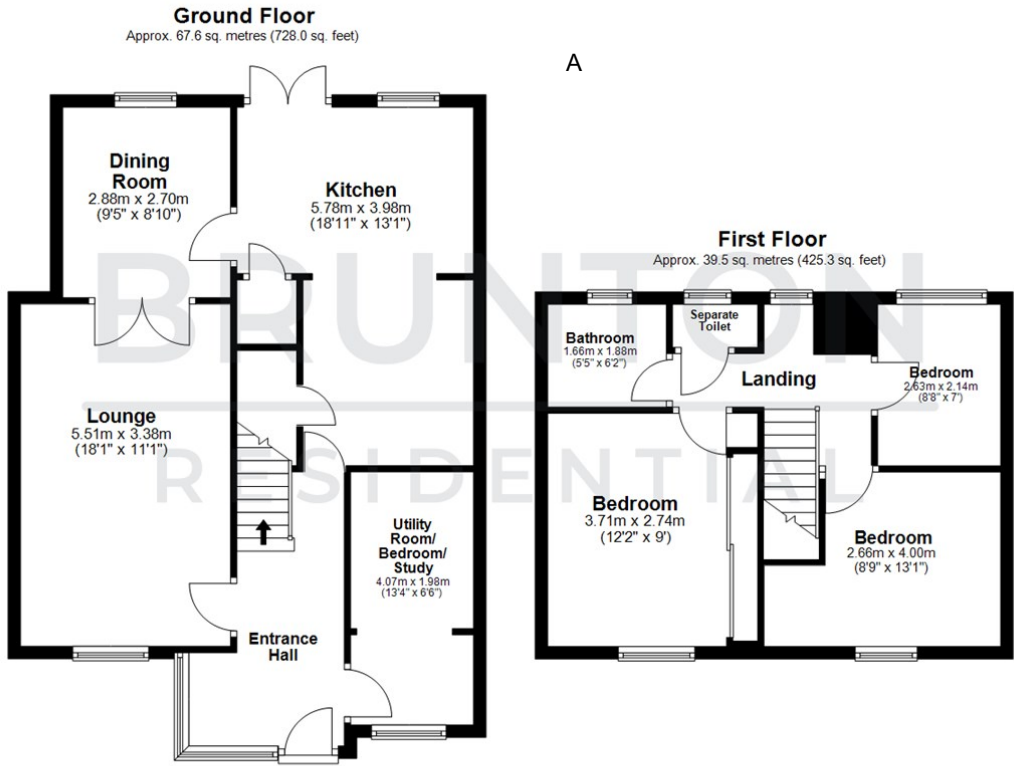
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : A

EPC RATING :



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