



Cowdray Court | Kingston Park | NE3 2TZ

## Offers Over £215,000

A very well appointed 3 bedroom semi detached house located within this popular residential cul-de-sac in Kingston Park. The property benefits from a range of modern fixtures and fittings together with private garden to the rear, driveway and attached garage to the front. It also benefits from UPVC double glazing and gas fired central heating. It is well positioned within easy walking distance to local shops, amenities, bus and metro links as well as local schools.

Briefly comprising entrance porch leading to the inner hallway with staircase leading to the first floor. There is a sitting room to the front together with open plan dining kitchen to the rear. To the first floor are 3 bedrooms together with a family bathroom with shower. Externally to the rear is a good size private garden with driveway to the front leading to an attached garage.

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**Semi detached house**

**Cul-de-sac position**

**3 bedrooms**

**Open plan dining kitchen**

**Good size private garden**

**Easy walking distance to local  
shops, amenities, bus and  
metro links**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:  
ENTRANCE PORCH**

Double glazed entrance door.

**ENTRANCE HALLWAY**

Part glazed entrance door, staircase to first floor.

**SITTING ROOM 13'9 x 12'4 (4.19 x 3.76m)**

Double glazed window to front, laminate flooring, radiator, cupboard under adjoining staircase, electric feature wall fire.

**KITCHEN/DINER 15'8 x 10'6 (4.78 x 3.20m)**

Fitted with a range of high gloss wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, extract hood, space for washing machine, breakfast bar, part tiled walls, tiled floor, double glazed French doors to Diner area, radiator, double glazed window to Kitchen, integrated fridge and freezer.

**FIRST FLOOR LANDING**

Double glazed window, access to roof space.

**BEDROOM ONE 14'0 x 8'8 (4.27 x 2.64m)**

Double glazed window to front, fitted wardrobes, radiator.

**BEDROOM TWO 9'6 x 9'3 (2.90 x 2.82m)**

Double glazed window to rear, built in wardrobe radiator.

**BEDROOM THREE 11'0 (max) x 6'8 (3.35 x 2.03m)**

Double glazed window to front, built in cupboard, radiator.

**FAMILY BATHROOM**

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, double glazed frosted window to rear.

**FRONT GARDEN**

Laid mainly to lawn, driveway.

**REAR GARDEN**

Lawned area, paved area, decked patio, fenced boundaries.

**GARAGE**

Attached, up and over door.

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### 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.

### 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**

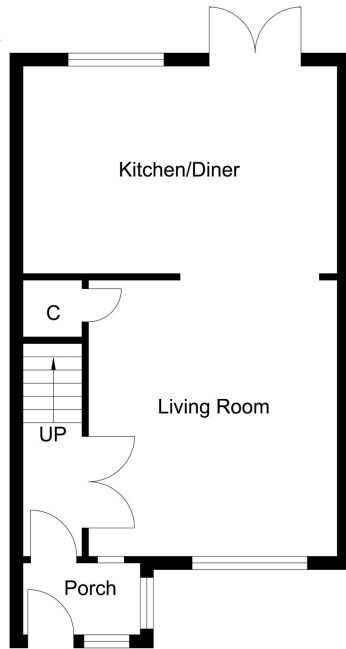
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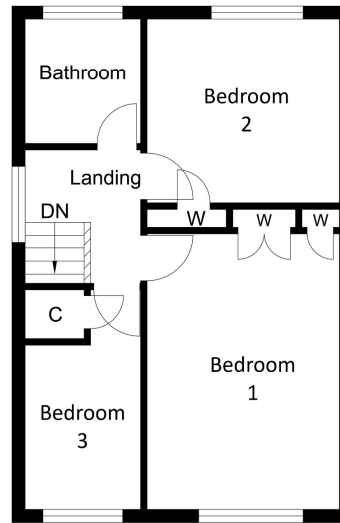
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Ground Floor



First Floor

## Cowdray Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

**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.



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