



Ravensworth | Kingston Park | NE3 2YG

Offers Over £325,000

An immaculate 4 bedroom semi detached house located within this popular residential cul-de-sac in Kingston Park. The property has been extended and remodelled to offer generous accommodation throughout and is ideally suited for a growing family. To the ground floor is a large sitting room together with 30 ft dining kitchen with integrated appliances. There is also a good size sun room together with a ground floor WC. The garage has also been converted to a family room. To the first floor are 4 bedrooms 3 of which are doubles. There is an en suite to the master as well as a family bathroom with shower. Externally to the rear is a private garden with raised decked patio area and hedged boundaries with driveway to the front providing parking for 2 cars. The property also benefits from modern UPVC double glazing and gas fired central heating via combination boiler. There are local shops, amenities, bus and metro links nearby as well as excellent local schools. The A1 motorway is a short distance away.

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Semi detached house

4 bedrooms

30 ft dining kitchen

Good size sun room

Ideally suited for a growing

**Nearby 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, double glazed window.

W.C.

Low level WC, wash hand basin with set in vanity unit, extractor fan.

**SITTING ROOM 18'0 (to include staircase) x 14'8 (max)
(5.49 x 4.47m)**

Double glazed window to front, coving to ceiling, two double radiators, solid wood flooring.

FAMILY ROOM (formerly garage) 13'4 x 11'0 (4.06 x 3.35m)

Double glazed window, radiator.

SUN LOUNGE 8'11 x 8'11 (2.72 x 2.72m)

Double glazed windows to rear and side, double glazed French door, radiator.

DINING KITCHEN 30'2 x 10'8 (9.19 x 3.25m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, breakfast bar, integrated fridge, freezer, dishwasher and washing machine, double glazed French doors to rear garden, combination boiler, three radiators, double glazed window.

MASTER BEDROOM 14'2 (to wardrobes) x 11'0 (4.32 x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed frosted windows to rear, extractor fan.

BEDROOM TWO 12'0 x 9'11 (3.66 x 3.02m)

Double glazed window to front, fitted wardrobes, coving to ceiling, radiator.

BEDROOM THREE 9'0 x 8'8 (max) (2.74 x 2.64m)

Double glazed window to rear, built in cupboard, coving to ceiling, radiator.

**BEDROOM FOUR 9'3 x 7'10 (to include bulkhead)
(2.82 x 2.39m)**

Double glazed window to front, access to roof space, coving to ceiling, radiator.

FAMILY BATHROOM

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

FRONT GARDEN

Driveway.

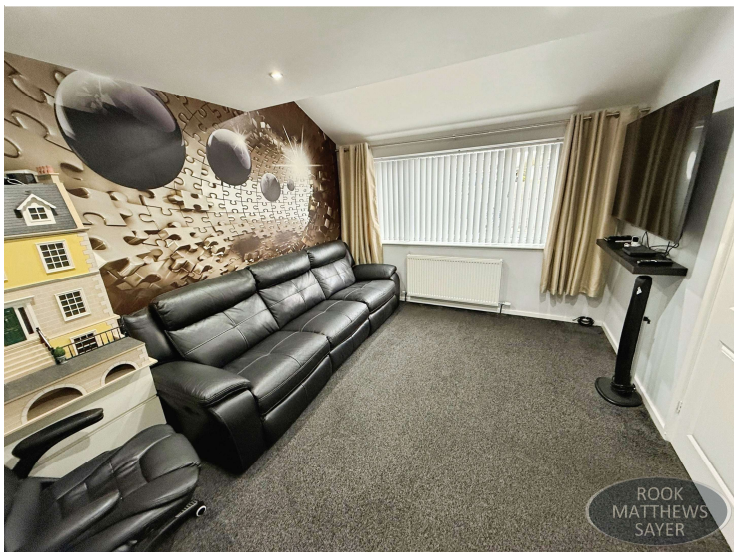
REAR GARDEN

Decked patio area, hedged boundaries, gated access.

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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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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