

Clifton Court | Kingston Park | NE3 2YE

Auction Guide Price £145,000

3 1 1

Traditional mid link house

Three bedrooms

Southerly facing lawned garden to front

No onward chain

Breakfasting kitchen

Ideally suited to a first time buyer

RMS | Rook Matthews Sayer

For Sale by Auction: 29th October 2026, Option 2, Terms and Conditions apply.

A traditional three bedroom mid link house occupying a pleasant position within this leafy cul de sac in Kingston Park. Ideally suited to a first time buyer, the property is conveniently located close to shops, amenities, and bus and Metro links.

The accommodation comprises an entrance hallway leading to a sitting room with staircase to the first floor, and a breakfasting kitchen situated to the rear. On the first floor there are three bedrooms together with a family bathroom with shower. Externally, the rear offers a low maintenance paved garden, while the front benefits from a southerly facing lawned garden. Additional features include gas fired central heating, UPVC double glazing, and a garage located in a nearby block. The property is offered for sale with no onward chain.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see www.agentspropertyauction.com

ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH
Double glazed entrance door.

SITTING ROOM 15'8 x 14'4 (4.78 x 4.37m)
Double glazed window to front, two double radiators, laminate flooring.

DINING KITCHEN 14'9 x 8'6 (4.50 x 2.59m)
1 ½ bowl sink unit, electric cooker point, space for washing machine, tiled floor, wall mounted combi boiler, radiator, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING
Access to roof space, two built in cupboards.

BEDROOM ONE 11'6 (to wardrobes) x 8'3 (3.51 x 2.51m0
Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 10'8 x 8'3 (3.25 x 2.51m)
Double glazed window to rear, radiator.

BEDROOM THREE 8'7 x 6'2 (to include bulkhead) (2.62 x 1.88m)
Double glazed window to front, radiator.

FAMILY BATHROOM
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window to rear.

FRONT GARDEN
Laid mainly to lawn.

REAR GARDEN
Mainly paved, fenced boundaries, gated access.

GARAGE
Separate block.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: On Street

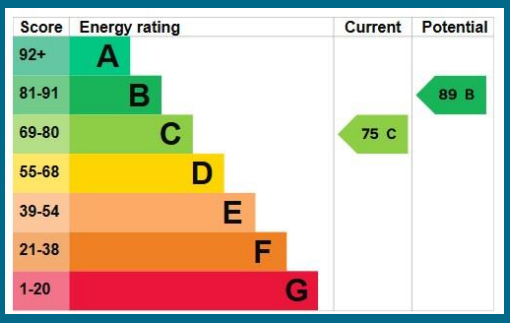
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: C

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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.

The Property Ombudsman

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