



Launceston Close | Kingston Park | NE3 2XX

Offers Over £160,000



**Available with no onward
chain**

End-link house

Two double bedrooms

Garage in a separate block

**Offering ample off-street
parking**

**Ideally suited to first-time
buyers**

RMS | Rook
Matthews
Sayer

Available with no onward chain, this traditional two-bedroom end-link house occupies a generous corner plot within a popular residential cul-de-sac in Kingston Park. Offering ample off-street parking and potential for further development (subject to the necessary permissions), the property is ideally suited to first-time buyers.

The accommodation benefits from two double bedrooms, uPVC double glazing, gas-fired central heating, and a garage located in a separate block to the rear.

Conveniently situated close to local shops, amenities, and excellent bus and Metro links, this home provides easy access to a wide range of services and transport connections.

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Meter cupboard.

SITTING ROOM 19'9 x 11'11 (6.02 x 3.63m)

Double glazed window to front, staircase to first floor, two radiators.

KITCHEN 11'11 x 8'2 (3.63 x 2.49m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, electric cooker point, space for washing machine, tiled splash back, wall mounted combi boiler, radiator.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 11'4 x 10'0 (to wardrobes) (3.45 x 3.05m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 11'11 x 8'4 (3.63 x 2.54m)

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

SHOWER ROOM

Step in shower cubicle, low level WC, wash hand basin, double glazed frosted window.

FRONT/SIDE GARDEN

Lawned area, paved driveway providing ample off street parking.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, garden shed, 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: Garage

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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