



Clifton Court | Kingston Park | NE3 2YE

**Offers Over £175,000**



**Traditional mid link house**

**No onward chain**

**Three bedrooms**

**Breakfasting kitchen**

**Southerly facing lawned  
garden to front**

**Ideally suited to a first time  
buyer**

**RMS** | Rook  
Matthews  
Sayer

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.

#### 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 2.51m)

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.

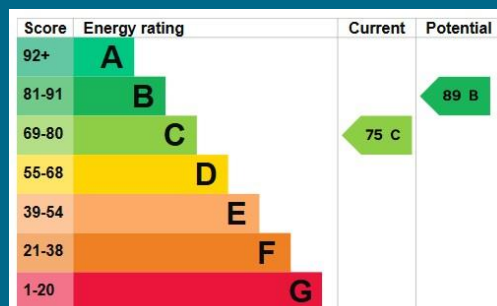
#### TENURE

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

GS00016082.DJ.PC.01.07.26.V.1





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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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