



RMS | Rook
Matthews
Sayer

Marlborough Court | Kingston Park | NE3 2YY

£165,000



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Traditional semi detached house

3 bedrooms

Pleasant cul-de-sac position

Lovely garden

Garage

Ideally suited for a first time
buyer

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A traditional 3 bedroom semi detached house ideally suited for a first time buyer and well positioned close to shops, amenities, bus and metro links. The property occupies a pleasant cul-de-sac position with lovely garden and garage. It also benefits from UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Part glazed entrance door.

SITTING ROOM 14'7 (to include staircase) x 15'5 (4.45 x 4.70m)

Double glazed window to front, laminate flooring, understairs cupboard, feature fireplace, double radiator.

DINING KITCHEN 14'6 x 8'5 (4.42 x 2.57m)

Fitted with a range of wall and base units, single drainer sink unit, part glazed door to rear, built in oven, built in induction hob, space for washing machine, wall mounted combination boiler, radiator, double windows to rear.

FIRST FLOOR LANDING

Access to roof space, two built in cupboards.

BEDROOM ONE 11'9 (to wardrobes) x 8'2 (3.58 x 2.49m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 10'5 x 6'7 (to wardrobes) (3.18 x 2.01m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'7 x 6'1 (to include bulkhead) (2.62 x 1.85m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted windows to rear.

FRONT GARDEN

Laid mainly to lawn, planted borders.

REAR GARDEN

Lawned area, gravelled area, decked patio area, 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 & 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.

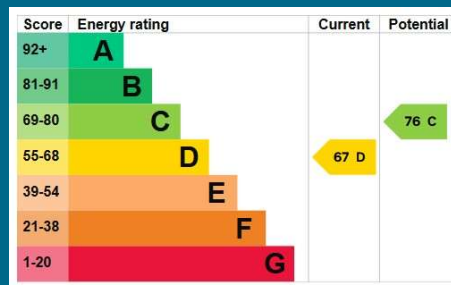
TENURE

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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