

Ravensworth Court

Kingston Park

A well appointed 3/4 bedroom semi detached house well positioned for access to local shops, amenities, bus and metro links as well as local schools. The property is ideally suited for a growing family and benefits from a converted garage creating additional living space, westerly facing garden and ample off street parking.

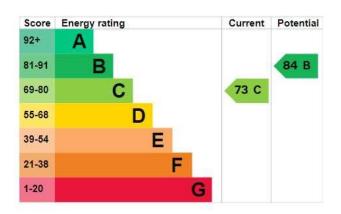
The property comprises, entrance hallway, through lounge dining room, fully fitted kitchen, utility and converted garage which is currently being used as a bedroom. To the first floor are three bedrooms and a family bathroom with shower. To the rear is an enclosed westerly facing garden together with off street parking for two cars to the front.

Guide Price **£210,000**









Ravensworth Court Kingston Park

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Hardwood flooring, staircase to first floor, understairs cupboard, radiator.

SITTING ROOM 14'9 x 11'5 (4.50 x 3.48m)

Double glazed window to front, feature fireplace, coving to ceiling, radiator.

DINING ROOM 10'7 x 8'7 (3.23 x 2.62m)

Double glazed window to rear, radiator.

BEDROOM FOUR 15'9 x 8'1 (max) (4.80 x 2.46m)

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

KITCHEN 8'11 x 10'7 (2.72 x 3.23m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in gas hob, built in electric oven, door to utility.

UTILITY 8'7 x 8'4 (2.62 x 2.54m)

Space for automatic washer, space for automatic dishwasher, combination boiler, UPVC door to rear, double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE 11'11 x 9'11 (3.63 x 3.02m)

Double glazed window to front, radiator.

BEDROOM TWO 10'7 x 8'11 (plus doorway) (3.23 x 2.72m)

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

BEDROOM THREE 9'0 (into doorway) x 7'11 (2.74 x 2.41m)

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

FAMILY BATHROOM

Four piece suite comprising: panelled bath electric shower over, wash hand basin, step in shower cubicle, low level WC. Tiled walls, heated towel rail, double glazed window to side and rear.

FRONT GARDEN

Lawned area, double driveway.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, gated access.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Cable

Mobile Signal Coverage Blackspot: NO

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from January 1975

Ground Rent: £25 per annum. Planned increase TBC

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: C **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.

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