



## 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**

0191 284 7999  
12 Shopping Centre, Gosforth NE3 1JZ

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)



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## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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