



Stuart Court

Kingston Park

- Double fronted terraced house
- 2 bedrooms
- Allocated parking space
- Generous westerly facing garden
- Close to shops, amenities bus and metro links

Offers Over **£ 165,000**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Stuart Court, Kingston Park

A very well appointed double fronted house with westerly facing garden and allocated parking space. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings together with UPVC double glazing and gas fired central heating via combination boiler. It is conveniently located close to shops, amenities bus and metro links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway leading to the sitting room with staircase leading to the first floor. There is a fully fitted kitchen with provides access to the rear garden. To the first floor are 2 bedrooms together with a replacement bathroom suite with walk-in double shower. Externally to the rear is a generous westerly facing garden with gravelled garden to the front. The property also benefits from an allocated parking space.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, meter cupboard.

SITTING ROOM 14'2 x 11'8

Double glazed window to front and rear, staircase to first floor, understairs cupboard, two radiators.

KITCHEN 11'8 x 8'1

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, part glazed door to rear garden, tiled floor, tiled splash back, wall mounted combination boiler, radiator, double glazed window.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE 11'8 x 8'1

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

BEDROOM TWO 11'8 x 5'10

Double glazed window to front and rear, radiator.

SHOWER ROOM

Walkin double shower, wash hand basin with set in vanity unit, low level WC, built in cupboard, heated towel rail, double glazed frosted window, laminate flooring.

FRONT GARDEN

Mainly gravelled.

REAR GARDEN

Mainly paved, gravelled area, fenced boundaries, westerly facing, allocated parking space to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

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

GS00015564.DJ.PC.21.03.25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

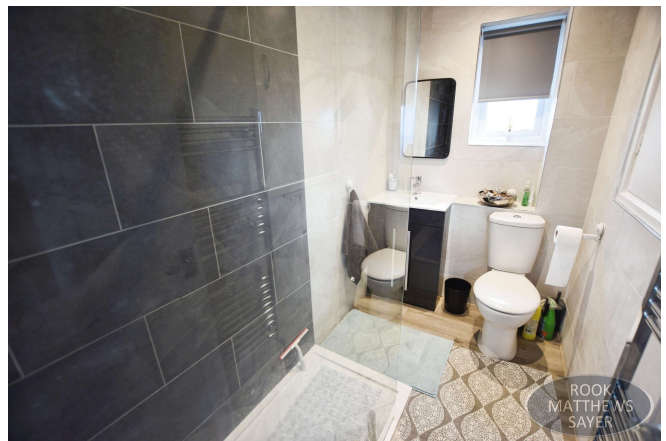
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

16 Branches across the North-East



Stuart Court, Kingston Park



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.

16 Branches across the North-East

