



Farn Court Kingston Park

An opportunity to purchase this traditional 3 bedroom semi detached house with lovely southerly facing garden and extended dining room. The property is ideally suited for a growing family and is conveniently located close to local shops, schools, amenities, bus and metro links as well as being a short distance to the A1 motorway. Briefly comprising entrance porch leading to the hallway with staircase to the first floor. There is a sitting room to the front which leads to a 19ft extended dining room to the rear. There is a fully fitted kitchen which leads to the utility. To the first floor are 3 bedrooms together with a shower room and separate WC. Externally to the rear is a lovely southerly facing garden with driveway to the front leading to an attached garage. Additional features include gas fired central heating and partial double glazing.

Guide Price **£235,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Staircase to first floor, understairs cupboard, cloaks cupboard, radiator laminate flooring.



STITTING ROOM 13'5 x 11'6 (4.09 x 3.51m)

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

DINING ROOM 18'11 x 8'7 (5.77 x 2.62m)

Double glazed window, double glazed French door, double radiator.

KITCHEN 10'9 x 8'11 (3.28 x 2.72m)

Fitted with a range of wall and base units, single drainer sink unit, extractor hood, electric cooker point, space for automatic dishwasher, tiled splash back, radiator, door to utility.



UTILITY 8'5 x 8'4 (2.57 x 2.54m)

Space for automatic washer, combination boiler, double glazed window to rear, double glazed door to rear, radiator.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE 11'9 x 9'11 (3.58 x 3.02m)

Double glazed window to front, radiator.

BEDROOM TWO 9'0 (to wardrobes) x 9'0 (plus doorway) (2.74 x 2.74m)

Double glazed window to rear, fitted wardrobes with sliding doors, built in cupboard, radiator.

BEDROOM THREE 8'10 x 7'10 (to include bulkhead) (2.69 x 2.39m)

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

SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, part tiled walls, radiator, frosted window.



SEPARATE W.C.

Low level WC, tiled walls, frosted window.

FRONT GARDEN

Laid mainly to lawn, planted borders, driveway.

REAR GARDEN

Laid mainly to lawn, southerly facing, flower, tree and shrub borders, gated access.

GARAGE

Attached, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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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.

16 Branches across the North-East

