



ROOK
MATTHEWS
SAYER

Ealing Court | Kingston Park | NE3 2YD

Offers in the Region Of: £175,000



2



1



1

Traditional semi detached bungalow

2 bedrooms

Fully fitted kitchen

Lovely garden to the rear

Ample off street parking

**Local shops, amenities, bus and
metro links**

ROOK
MATTHEWS
SAYER

An opportunity to purchase this traditional 2 bedroom semi detached bungalow occupying a pleasant position within this leafy cul-de-sac. The property benefits from UPVC double glazing together with gas fired central heating via combination boiler. There lovely gardens to the rear together with ample off street parking and garage. There are local shops, amenities, bus and metro links nearby, and the A1 motorway is a short distance away.

Briefly comprising entrance lobby with cupboard housing combi boiler. There is a good size sitting room which leads to an inner hallway. There is a fully fitted kitchen with French doors leading to the rear garden together with modern bathroom suite with walk-in shower. There are 2 bedrooms one of which benefits from fitted wardrobes. There is lovely garden to the rear with lawned garden and driveway to the front with ample off street parking. There is a detached garage set back in the drive.

ENTRANCE DOOR LEADS TO: ENTRANCE LOBBY

Double glazed entrance door, radiator, cupboard housing combi boiler.

SITTING ROOM 16'0 x 10'4 into 7'5 (4.88 x 2.26m)

Double glazed window to front, feature fireplace, two radiators, laminate flooring.

BREAKFAST KITCHEN 9'3 x 6'9 (2.82 x 2.06m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built electric hob, extractor hood, space for automatic washer, radiator, double glazed French doors.

INNER HALL

BEDROOM ONE 13'2 x 8'10 (max) (4.01 x 2.69m)

Double glazed window to rear, fitted wardrobes, cupboard over, double radiator.

BEDROOM TWO 10'0 x 5'1 (3.05 x 1.55m)

Double glazed window to side, radiator.

SHOWER ROOM

Walk-in double shower, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, double glazed frosted window.

FRONT GARDEN

Lawned area, driveway.

REAR GARDEN

Laid mainly to lawn, patio.

GARAGE

Detached, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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.

AGENTS NOTE

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

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

GS00015745.DJ.PC.16.07.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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

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.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk





T:0191 284 7999

Gosforth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER