



Windsor Walk | Kingston Park | NE3 2TY

**£175,000**

A traditional 3 bedroom mid link house occupying a pleasant position within this residential walkway in Kingston Park. The property is ideally suited for a first time buyer and benefits from gas fired central heating, double glazing, gardens to front and rear and driveway. It is well positioned for access to local shops, amenities, bus and metro links as well as providing easy access to the A1 motorway.

Briefly comprising entrance porch leading to the sitting room with staircase leading to the first floor. There is a dining room to the rear which provides access to a modern fully fitted kitchen. To the first floor are 3 bedrooms one of which benefits from fitted wardrobes. There is also a family bathroom with shower. Externally to the rear is a pleasant private garden with gated access leading to a parking space. There is a gravelled garden to the front.

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**3****2****1****Traditional mid link house****3 bedrooms****Modern fully fitted kitchen****Pleasant private garden****Access to local shops,  
amenities, bus and metro links****Ideally suited for a first time  
buyer****For any more information regarding the property please contact us today****ENTRANCE DOOR LEADS TO:  
ENTRANCE PORCH**

Double glazed entrance door, double glazed windows to front and side, courtesy light.

**SITTING ROOM 14'7 x 13'10 (to include staircase)  
(4.45 x 4.22m)**

Double glazed window to front, staircase to first floor, radiator.

**DINING ROOM 10'6 x 7'7 (3.20 x 2.31m)**

Double glazed patio door, radiator.

**KITCHEN 10'5 x 6'11 (3.18 x 2.11m)**

Fitted with a range of base units, single drainer sink unit, gas cooker point, space for washing machine, tiled splash back, double glazed window to rear, double glazed door to rear.

**FIRST FLOOR LANDING**

Access to partially boarded loft space via loft ladders, radiator.

**BEDROOM ONE 13'8 x 7'11 (4.17 x 2.41m)**

Double glazed window to front, fitted wardrobes, radiator.

**BEDROOM TWO 9'2 x 8'3 (2.79 x 2.51m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 7'8 (plus doorway) x 6'7 (2.34 x 2.01m)**

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

**BATHROOM/W.C.**

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled floor, radiator, double glazed frosted window.

**FRONT GARDEN**

Mainly gravelled, planted borders.

**REAR GARDEN**

Gravelled area, patio, fenced boundaries, gated access, allocated parking space.

**T: 0191 284 7999****gosforth@rmsestateagents.co.uk****ROOK  
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### 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.

### 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: C

GS00015869.DJ.PC.06.11.25.V.2



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 75 C      |
| 55-68 | 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.



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