



Huntingdon Close | Kingston Park | NE3 2XS

Offers Over £155,00

Viewing comes recommended on this 2 bedroom mid link house conveniently located within walking distance to local shops, amenities, bus and metro links. The property benefits from 2 double bedrooms with fitted wardrobes, private garden to the rear, driveway and garage. It is ideally suited for a first time buyer or investment opportunity.

Briefly comprising entrance hallway leading to the sitting room with staircase leading to the first floor. There is a breakfasting kitchen to the rear which provides access to the garden. To the first floor are 2 double bedrooms both with fitted wardrobes. There is also a modern 3 piece bathroom suite with shower. Externally to the rear is a low maintenance garden with gated access leading to the garage in a separate block. There is a driveway to the front providing off street parking. The property also benefits from UPVC double glazing and gas fired central heating via gas boiler.

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X



X



X

Mid link house

2 double bedrooms

Private garden to the rear

Garage in a separate block

**Modern 3 piece bathroom
suite**

**Ideally suited for a first time
buyer**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

UPVC entrance door, double glazed window, meter cupboard.

SITTING ROOM 19'3 x 11'10 (5.87 x 3.61m)

Double glazed window to front, feature fireplace, staircase to first floor, understairs cupboard, two radiators.

BREAKFAST KITCHEN 11'11 x 8'2 (3.63 x 2.49m)

Fitted with a range of wall and base units, gas cooker point, space for automatic washer, tiled floor, tiled splash back, wall mounted gas boiler, radiator, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 11'2 x 9'9 (to wardrobes) (3.40 x 2.97m)

Double glazed window to front, fitted wardrobes with sliding doors, radiator.

BEDROOM TWO 9'10 (to wardrobe) x 8'4 (3.00 x 2.54m)

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

FAMILY BATHROOM

Three piece suite comprising panelled bath with electric shower over, wash hand basin set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail, extractor fan.

FRONT GARDEN

Block paved driveway with lowered pavement.

REAR GADEN

Mainly paved, fenced boundaries, gated access.

GARAGE

Separate block.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

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

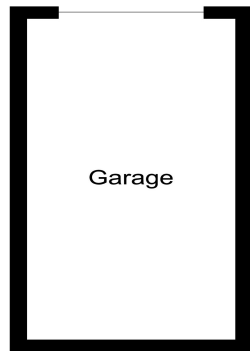
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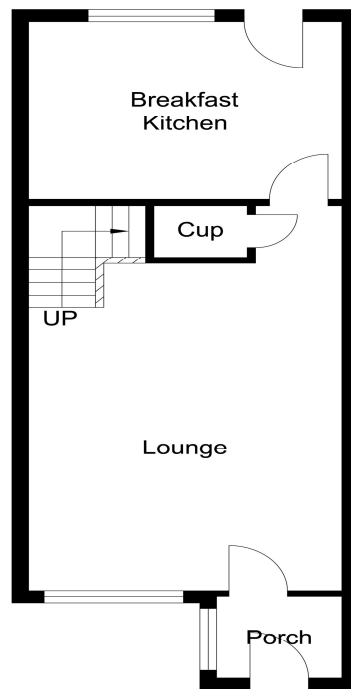
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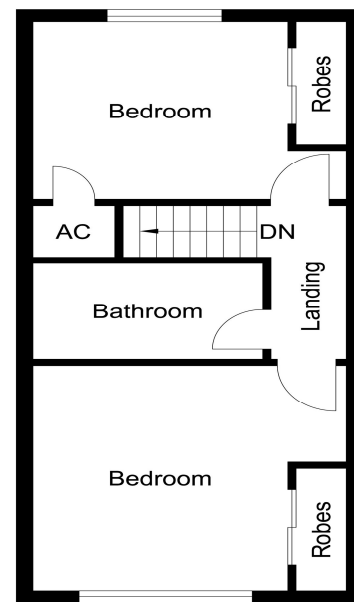
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Separate Block



Ground Floor



First Floor

Huntingdon Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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.

