



Epsom Court | Kingston Park | NE3 2UW

**Offers Over £215,000**



3



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**Semi detached house**

**3 bedrooms**

**Extended kitchen**

**Modern bathroom suite**

**Generous garden to the rear**

**Leafy residential cul-de-sac**

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Viewing comes recommended on this well appointed 3 bedroom semi detached house located within this leafy residential cul-de-sac. The property benefits from an extended kitchen with the addition of modern UPVC double glazing, upgraded gas fired central heating, quality replacement kitchen and modern bathroom suite with shower. There is a generous garden to the rear together with driveway and attached garage. It is well positioned for access to local shops, amenities, bus and metro links as well as local schools.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front which leads to a large extended dining kitchen with a range of quality fitted wall and base units. To the first floor are 3 bedrooms and a family bathroom with shower. To the rear is a generous lawned garden with driveway to the front leading to an attached garage.

#### **ENTRANCE DOOR LEADS TO:**

##### **ENTRANCE HALL**

Double glazed composite entrance door, staircase to first floor.

##### **SITTING ROOM 13'7 x 12'5 (4.14 x 3.78m)**

Double glazed window to front, Adam style fireplace, dado rail, coving to ceiling radiator.

##### **BREAKFAST KITCHEN 15'8 x 10'6 archway to 7'0 x 6'6 (4.78 x 3.20m - 2.13 x 1.98m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, space for washing machine,

##### **FIRST FLOOR LANDING**

Double glazed window, access to roof space.

##### **BEDROOM ONE 13'8 x 8'8 (4.17 x 2.64m)**

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

##### **BEDROOM TWO 9'3 x 9'0 (2.82 x 2.74m)**

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

##### **BEDROOM THREE 10'8 (into doorway) x 6'9 (3.25 x 2.06m)**

Double glazed window to front, built in cupboard housing combination boiler, radiator.

##### **FAMILY BATHROOM**

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed frosted window to rear.

##### **FRONT GARDEN**

Laid mainly to lawn, planted borders, driveway.

##### **REAR GARDEN**

Laid mainly to lawn, flower, tree & shrub borders, fenced boundaries.

##### **GARAGE**

Attached, up and over door.

#### **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: TBC**

GS00016156.DJ.PC.29.05.26.V.1

**WAITING ON EPC RATING**

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