



Elmore Close | Great Park | NE13 9BW

Offers Over £240,000

We are delighted to welcome to the market, with no onward chain, this three-bedroom end-link townhouse offering flexible accommodation across three floors.

The property is likely to appeal to a variety of buyers and benefits from a ground floor WC, an en-suite to the principal bedroom, a private rear garden, ample off-street parking, and an integral garage. It is conveniently located within easy walking distance of local shops and transport links, while also providing excellent access to the A1 motorway.

The accommodation comprises an entrance hallway with a WC and staircase leading to the first floor. The ground floor features a spacious kitchen/diner with access to the rear garden. On the first floor, there is a generously sized sitting room together with a front-facing bedroom. The second floor offers two further double bedrooms, including the principal bedroom with en-suite facilities, along with a family bathroom. Externally, there is a private lawned garden to the rear and a double-width driveway to the front leading to an integral garage with an up-and-over door. The property further benefits from uPVC double glazing and gas-fired central heating.

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**Three-bedroom end-link
townhouse**

**Principal bedroom with en-
suite facilities**

Private rear garden

Double-width driveway

Ground floor WC

**Easy walking distance of local
shops and transport links**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Part glazed entrance door, staircase to first floor, door to garage.

W.C.

Low level WC, wash hand basin, extractor fan, radiator.

DINING KITCHEN 15'9 x 9'10 (4.80 x 3.00m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, space for washing machine, integrated fridge, freezer and dishwasher, wall mounted central heated boiler, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING

Doors off to lounge and bedroom three. Built in cupboard, staircase to 2nd floor.

LOUNGE 12'10 x 15'9 (3.91 x 4.80m)

Double glazed windows, radiator.

BEDROOM THREE 14'2 x 8'11 (4.32 x 2.72m)

Double glazed window to front, radiator.

SECOND FLOOR LANDING

Doors off to bedrooms one and two, and bathroom.

BEDROOM ONE 15'9 x 11'0 (4.80 x 3.35m)

Double glazed windows to rear, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising a step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan.

BEDROOM TWO 15'9 x 9'10 (4.80 x 2.69m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, tiled walls, extractor fan.

FRONT GARDEN

Double width paved driveway.

REAR GARDEN

Mainly paved, fenced boundaries, gated access.

GARGE

Integral, up and over door.

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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

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

GS00016256.DJ.PC.03/08/26.V.1

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 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.