



RMS | Rook
Matthews
Sayer

Windsor Court | Kingston Park | NE3 2YJ

£190,000

An immaculate 3 bedroom end link house tucked away in this popular residential cul-de-sac in Kingston Park. The property is ideally suited for a growing family and benefits from a modern fully fitted kitchen together with quality refitted bathroom suite with walk-in shower. There is a private southerly facing garden to the rear together with a garage in a separate block.

The property is well positioned for access to local shops, amenities bus and metro links as well as being a short distance to the A1 motorway.

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3



1



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Immaculate end link house

3 bedrooms

**Private southerly facing
garden**

Cul-de-sac position

Modern fully fitted kitchen

**Access to local shops,
amenities bus and metro links**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

SITTING ROOM 13'8 x 14'1 (4.17 x 4.29m)

Double glazed window to front, radiator.

KITCHEN 10'4 x 17'8 (3.15 x 5.38m)

Fitted with a range of wall and base units, single drainer sink unit, double glazed French doors, built in electric oven, built in gas hob, extractor hood, space for washing machine, wall mounted combination boiler, double glazed window to rear.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12'8 x 10'10 (3.86 x 3.30m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 11'0 x 10'10 (3.35 x 3.30m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'0 x 6'6 (2.74 x 1.98m)

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

SHOWER ROOM

Three piece suite comprising: walk-in double shower, wash hand basin with set in vanity units, low level WC, heated towel rail, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, gated access.

GARAGE

Separate block.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: 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.

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.

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

GS00016012.DJ.PC.25.02.26.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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.