



Marlborough Court | Kingston Park | NE3 2YY

£165,000



3



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1

Traditional semi detached house

3 bedrooms

Pleasant cul-de-sac position

Lovely garden

Garage

**Ideally suited for a first time
buyer**

RMS | Rook
Matthews
Sayer

A traditional 3 bedroom semi detached house ideally suited for a first time buyer and well positioned close to shops, amenities, bus and metro links. The property occupies a pleasant cul-de-sac position with lovely garden and garage. It also benefits from UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Part glazed entrance door.

SITTING ROOM 14'7 (to include staircase) x 15'5 (4.45 x 4.70m)

Double glazed window to front, laminate flooring, understairs cupboard, feature fireplace, double radiator.

DINING KITCHEN 14'6 x 8'5 (4.42 x 2.57m)

Fitted with a range of wall and base units, single drainer sink unit, part glazed door to rear, built in oven, built in induction hob, space for washing machine, wall mounted combination boiler, radiator, double windows to rear.

FIRST FLOOR LANDING

Access to roof space, two built in cupboards.

BEDROOM ONE 11'9 (to wardrobes) x 8'2 (3.58 x 2.49m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 10'5 x 6'7 (to wardrobes) (3.18 x 2.01m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'7 x 6'1 (to include bulkhead) (2.62 x 1.85m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted windows to rear.

FRONT GARDEN

Laid mainly to lawn, planted borders.

REAR GARDEN

Lawned area, gravelled area, decked patio area, gated access.

GARAGE

Separate block.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street & 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.

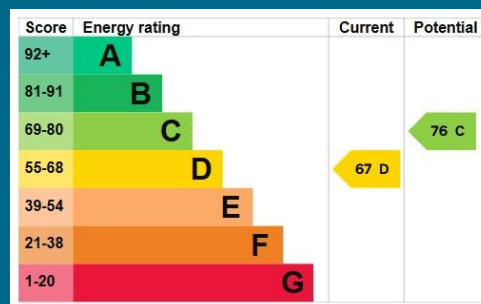
TENURE

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: D

GS00016128.DJ.PC.18.05.26.V.1





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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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