



Ascot Walk | Kingston Park | NE3 2UG

**£170,000**



3



2



1

**Traditional end link house**

**3 bedrooms**

**Easy walking distance to local shops, schools, amenities**

**Occupying a pleasant position**

**Southerly facing garden**

**Short distance to the A1 motorway**

**RMS** | Rook  
Matthews  
Sayer

A traditional 3 bedroom end link house occupying a pleasant position within this residential walkway in Kingston Park. The property benefits from a southerly facing garden together with garage and driveway. It is conveniently located within easy walking distance to local shops, schools, amenities, bus and metro links as well as being a short distance to the A1 motorway.

**ENTRANCE DOOR LEADS TO:  
ENTRANCE PORCH**

Double glazed entrance door, double glazed windows to front and side.

**ENTRANCE HALL**

Staircase to first floor.

**LOUNGE 13'6 x 12'5 (4.11 x 3.78m)**

Double glazed window to front, feature fireplace , understairs cupboard with combination boiler, laminate flooring.

**DINING ROOM 10'5 x 8'4 (3.18 x 2.54m)**

Double glazed window to rear, radiator, laminate flooring.

**DINING KITCHEN 11'1 x 7'3 (3.38 x 2.21m)**

Fitted with a range of wall and base units, single drainer sink unit, gas cooker point, space for washing machine, tiled floor, tiled splash back, double glazed stable door.

**REAR PORCH**

Double glazed window, double glazed door.

**FIRST FLOOR LANDING**

Access to roof space.

**BEDROOM ONE 13'7 x 8'7 (4.14 x 2.62m)**

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

**BEDROOM TWO 9'1 x 7'4 (2.77 x 2.24m)**

Double glazed window, fitted wardrobes, built in cupboard, radiator.

**BEDROOM THREE 10'9 (into recess) x 6'10 (3.28 x 2.08m)**

Double glazed window, laminate flooring, built in cupboard, radiator.

**SHOWER ROOM/W.C.**

Step in shower cubicle, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, shaver point, heated towel rail, double glazed frosted window.

**FRONT GARDEN**

Mainly artificial turf.

**REAR GARDEN**

Mainly artificial turf, southerly facing, flower, tree and shrub borders, fenced boundaries, driveway.

**GARAGE**

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: TBC  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

**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.

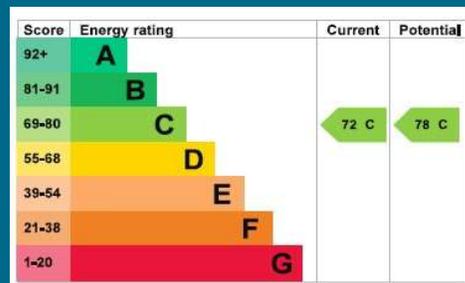
**TENURE**

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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T: 0191 284 7999  
Gosforth@rmsestateagents.co.uk

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