



## North Farm Court, Throckley

North Farm Court is a superbly presented three bedroom mid terrace family home with accommodation spread over three floors giving flexible and spacious living space. The property has been maintained to a high standard by the current owners and is a brilliant home for growing families.

On the ground floor an entrance hall and shower room/wc, access to the garage and a reception room (Previously used as a fourth bedroom) which has French doors to the enclosed garden. The first floor offers a lounge with a feature fireplace, a 23ft breakfasting kitchen including integrated appliances. The second floor has three bedrooms, the master bedroom has an en-suite shower room. There is also a family bathroom/wc. Externally there is a double drive to the front leading to the double garage, and to the rear there is a low maintenance enclosed garden, also from the top floor bedroom there are pleasant views across the Tyne Valley.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.

# £260,000

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# North Farm Court, Throckley, NE15 9DW

## Entrance Lobby

Central heating radiator, under stairs storage cupboard and Amtico flooring.

## Shower room

Fitted with a low level w.c, vanity wash hand basin, shower cubicle, chrome heated towel rail, extractor fan and recessed spotlights.

## Reception room 20' 5" Plus recess x 13' 1" Max (6.22m x 3.98m)

Double glazed window with shutter blinds, central heating radiator and double glazed doors leading to the rear garden.

## First floor landing

Stairs up to the second-floor landing, Amtico flooring, central heating radiator, central heating radiator and a double glazed window with shutter blinds.

## Lounge 16' 7" Max x 15' 3" Max (5.05m x 4.64m)

Double glazed window to the front with shutter blinds, central heating radiator, television point and feature fireplace.

## Kitchen/diner 23' 2" Max x 11' 6" Max (7.06m x 3.50m)

Fitted with a range of wall and base units work surfaces over, sink with mixer tap and drainer, integrated appliances including induction with extractor hood over, double oven, fridge, wine cooler, dishwasher, two central heating radiators, Amtico flooring, recessed spotlights and two double glazed windows with shutter blinds.

## Second floor landing

Loft access, storage cupboard and a central heating radiator.

## Bedroom One 12' 10" Plus recess x 11' 8" Plus recess (3.91m x 3.55m)

Double glazed window to the front, central heating radiator, fitted wardrobes.

## Ensuite

Walk in double shower cubicle, vanity wash hand basin, close coupled w.c, chrome heated towel rail, shaver socket and Amtico flooring.

## Bedroom Two 13' 6" Max x 11' 8" Plus wardrobes (4.11m x 3.55m)

Double glazed window to the rear with shutter blinds, central heating radiator and fitted wardrobes.

## Bedroom Three 12' 10" Max x 9' 5" Max (3.91m x 2.87m)

Double glazed window to the rear with shutter blinds and a central heating radiator.



#### Bathroom/w.c

Fitted with a three piece white coloured bathroom suite comprising close coupled w.c, panel bath, shower cubicle, chrome heated towel rail, storage cupboard, recessed spotlights, Amtico flooring, extractor fan, part tiled walls and a double glazed window with shutter blinds.

#### Externally+

##### Front Garden

Double drive leading to the double garage and paved path to entrance.

##### Rear Garden

Enclosed paved garden with gravel areas.

Double Garage 16' 8" Max x 16' 7" Max (5.08m x 5.05m)

Remote roll door.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Driveway leading to double garage

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: D

EPC RATING: C

WD7723/BW/EM/10.05.2024/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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