



ROOK
MATTHEWS
SAYER

North Farm Court, Throckley
Asking Price: £265,000

North Farm Court, Throckley, NE15 9DW

- Semi detached family home
- Four bedrooms
- Ensuite facilities
- Cloakroom/w.c
- Kitchen/dining room
- Double garage

Asking Price:- £265,000

Offering accommodation over three floors is this spacious semi-detached town house boasting four spacious bedrooms, one of which contains en-suite facilities.

Internally the accommodation comprises an entrance hall with cloakroom/W.C and lounge, stairs up to the first floor leading to fitted kitchen/diner and bedroom. The second floor offers family bathroom/W.C and three bedrooms with ensuite facilities to the main bedroom.

It is perfectly positioned with excellent public transport links, making commuting a breeze. Families will particularly appreciate the proximity to local schools, ensuring children have easy access to education. Local amenities are also within easy reach, adding to the convenient lifestyle this property offers.

This property is particularly suitable for families, offering spacious living and close proximity to local facilities. The blend of space, location and potential makes this property a promising investment.

An internal viewing is highly recommended to appreciate the accommodation and location on offer.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

Hall

Central heating radiator, stairs up to the first floor and storage cupboard.

Cloakroom/W.C

Fitted with a low level w.c, central heating radiator and vanity wash hand basin.

Reception room 23' 3" Max x 13' 1" Max (7.08m x 3.98m)

Double glazed window and double glazed doors to the rear, television point and a central heating radiator.

First Floor Landing

Double glazed window and stairs up to the second floor landing.

Bedroom Two 18' 10" Into bay x 14' 3" Plus wardrobes (5.74m x 4.34m)

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

Kitchen/diner 23' 3" Max x 11' 5" Max (7.08m x 3.48m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including gas hob with oven below and extractor hood over, dishwasher, recessed downlights, laminate flooring, central heating radiator and two double glazed window to the rear.

Second Floor Landing

Central heating radiator, loft access and storage cupboard.

Bathroom/W.C

Fitted with a close coupled W.C, bath, shower cubicle, chrome heated towel rail and a double glazed window.

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

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

Bedroom Four 12' 10" Max x 9' 4" Max (3.91m x 2.84m)

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

Bedroom One 16' 5" Max x 11' 7" Plus wardrobes
(5.00m x 3.53m)

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

Ensuite

Fitted with a low level w.c with concealed cistern and vanity wash hand basin, double shower cubicle and heated towel rail.

Double Garage 16' 11" Max x 16' 8" Max
(5.15m x 5.08m)

Door width 14' 3" (4.34m)

Remote controlled roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: "Driveway and 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

EPC RATING: C

COUNCIL TAX BAND: D

WD7969/BW/EM/25.09.2024/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.

16 Branches across the North-East



