



Cosford Court Kingston Park

An immaculate two double bedroomed semi detached house occupying a pleasant position within this leafy cul-de-sac. The property has been extended to the ground floor to offer an additional reception room. There is a private low maintenance garden to the rear together with driveway providing ample off street parking and attached garage. Additional features include fitted wardrobes to both bedrooms, gas fired central heating via combination boiler and UPVC double glazing. Cosford court is conveniently located close to shops, amenities, bus and metro links as well as being close to the A1 motorway. There are also local schools nearby.

Offers Over **£180,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, tiled flooring and courtesy light.

LOUNGE 17'5 to include staircase x 12'10 (5.31m x 3.91m)

Double glazed window to the front, staircase to the first flooring, coving to ceiling and a radiator.



DINING ROOM 12'10 x 9'0 (3.91m x 2.74m)

Coving to ceiling, radiator and double glazed French door.

KITCHEN 11'0 x 7'4 (3.35m x 2.24m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, space for automatic dishwasher, tiled walls, tiled flooring, wall mounted combination boiler, door to garage and a double glazed window to the rear.



FIRST FLOOR LANDING

Access to the roof space via loft ladder.

BEDROOM ONE 10'9 to wardrobes x 9'7 (3.28m x 2.92m)

Double glazed window, fitted wardrobes, radiator.



BEDROOM TWO 10'8 to wardrobes x 9'0 (3.25m x 2.74m)

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

BATHROOM

Three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level wc, tiled walls, heated towel rail, built in cupboard and a double glazed frosted window.

FRONT GARDEN

Mainly gravelled with driveway providing off street parking.

REAR GARDEN

Mainly paved with conifer boundaries.

GARAGE

Attached with up and over door, light and power points and space for automatic washing machine.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Cable
- 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

GS00015580.DJ.PC.19.03.25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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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