



Rothbury Avenue, Gosforth, Newcastle upon Tyne

£260,000 Offers in Excess Of

MICHELLE ROPER

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Rothbury Avenue

Gosforth, Newcastle upon Tyne, NE3 3HH

This spacious 3 Bedroom Semi-Detached Dorma Bungalow on Rothbury Avenue, in the ever popular location of Gosforth, is offered with no onward chain.

Situated within an enviable plot and enjoying a private garden to rear as well as off street parking for multiple vehicles via a concrete driveway and leading to an integral Garage.

The property briefly comprises of Entrance Hallway, Lounge, rear hall, Dining Room, Kitchen, Bedroom 3, Bathroom, Conservatory and Garage to the ground floor with Master Bedroom and Bedroom 2 to the first floor.

Early viewing is highly recommended.

Price: £260,000 Offers in Excess Of



Accommodation

Entrance Hall

Through the front door of this spacious 3 Bedroom Semi-Detached Dorma Bungalow, we enter into the Hallway, providing access to the Lounge to the left. The Hall features a decorative window to front elevation, a cloaks cupboard to the right and carpet underfoot.

Lounge

5.90m x 3.56m

Situated to the front of the property is the spacious Lounge. An angled bay double glazed window looks to front elevation. The focal point of the room is the central fire-breast with gas fire set between recessed alcoves. The room features a double radiator and carpet underfoot. A door to the right provides access to the rear hall.

Rear Hall

The Rear Hall leads from the Lounge and provides access to the Ground Floor Bedroom, Kitchen, Dining Room and Bathroom. The Hall features carpet underfoot.

Bathroom

1.93m x 1.67m

The Bathroom consists of a white three piece suite comprising of panelled bath with overhead electric shower, pedestal wash basin and low level WC. A double glazed opaque window looks to side elevation. The room features cushioned flooring underfoot.



Accommodation

Kitchen

2.33m x 2.70m

Situated to the rear of the property, the Kitchen benefits from a range of wooden wall and base units with over-top work surface leading to inset stainless steel sink with drainer. Integrated appliances include AEG electric oven and gas hob with extractor hood, free standing Fridge Freezer and free standing automatic washing machine. A double glazed window looks to rear elevation. A door to the right provides access into the garage and private garden beyond. The room features a pantry style cupboard and cushioned flooring underfoot.

Dining Room

4.03 m x 3.59 m

Also situated to the rear of the property is the Dining Room, a spacious second reception room with open staircase leading to first floor. The Dining room is accessed via the rear hall and leads to the Conservatory. The room features a cupboard housing the water tank and benefits from a single radiator and carpet underfoot.

Conservatory

3.43m x 2.97m

The Conservatory is a welcomed addition, accessible by sliding doors via the Dining Room. The room enjoys views of the private garden beyond and features a wall mounted heater and carpet underfoot.

Bedroom 3

3.65m x 2.72m

Bedroom 3 is a spacious double room situated on the ground floor, a double glazed window looks to side elevation. The room features a single radiator and carpet underfoot.



Accommodation

First Floor Landing

The First Floor landing provides access to Master Bedroom ahead and Bedroom 2 to the left. The landing features a sizeable storage / walk in loft space.

Master Bedroom

3.82m x 3.64m

Master Bedroom is a spacious double room to the first floor, a double glazed window looks to front elevation. The room features built in wardrobes to one wall and a central fire-breast to the opposing wall. The room benefits from a single radiator and carpet underfoot.

Bedroom 2

4.72m x 2.69m

Situated to the rear of the property is Bedroom 2, a spacious room with fitted robes to the right. The room features two double glazed windows to side and rear elevations and features a single radiator and carpet underfoot.

Externally

Externally the property boasts an extensive concrete driveway with ample parking for multiple vehicles, leading to single integral garage. A lawned garden with border and mature shrubbery sits to the left, a view of which can be enjoyed from the Lounge.

To the rear the garden opens up into a private haven laid mainly to lawn with hedged boundary and paved area. Accessible via the Garage and Conservatory.

Integral Garage


Single Detached Garage with double door opening, lighting and electrics. An internal door provides access from the Kitchen and ahead the private rear garden is accessible. The Garage features a double glazed window to rear elevation and a store cupboard to the right.



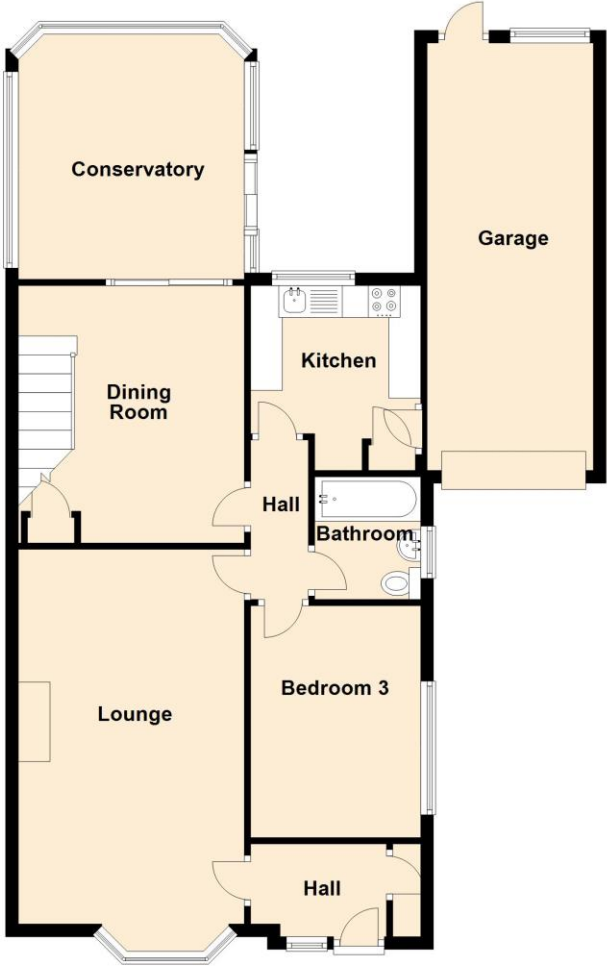
Floor Plan & EPC

Approximate Gross Internal Area

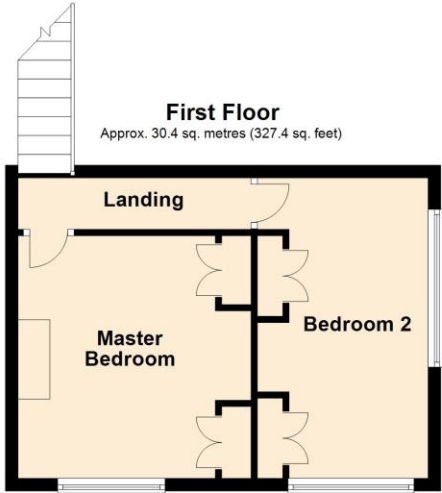
Ground Floor	92.1 sq. metres / 991.6 sq. feet
First Floor	30.4 sq. metres / 327.4 sq. feet
Total	122.5 sq. metres / 1319.0 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 92.1 sq. metres (991.6 sq. feet)



First Floor
Approx. 30.4 sq. metres (327.4 sq. feet)



Total area: approx. 122.5 sq. metres (1319.0 sq. feet)





Local Authority
Newcastle Upon Tyne

Council Tax
Band C

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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