



An exciting opportunity to purchase a prominent shop premises in South Gosforth with a spacious three bedroom maisonette above. The generously proportioned period building consists of a commercial shop-front with separate kitchen area, office/store room and WC. The spacious residential maisonette provides versatility and potential for a number of uses; including owner occupation or rental investment. Access is available at the rear, including potential space for parking and steps up to a raised garden terrace. The convenient location is within a popular residential area close to the Jesmond Dene, a variety of shops, amenities and transport links. Viewing are highly recommended.

- Shop with Maisonette
- Investment Potential
- Raised Garden Terrace
- Three Bedrooms
- Popular & Convenient Location
- Versatile Offering

MAISONETTE:

Lounge 13' 9" by 12' 6" (4m 20cm by 3m 80cm)

Two double glazed windows, Single central heating radiator.

Dining Room 15' 8" by 10' (4m 78cm by 3m 5cm)

Built-in cupboard, Door to raised garden terrace, Double central heating radiator.

Kitchen 9' 10" by 7' 6" (3m by 2m 28cm)

Fitted cupboard unit incorporating a sink and drainer unit with mixer tap. Plumbed for dish washer, Double glazed window, Single central heating radiator, Door to external.

Inner Hall

Stairs to first floor landing.

Bedroom Three 10' 10" by 7' 5" (3m 30cm by 2m 27cm)

Double glazed window, Single central heating radiator.

Landing

Bedroom One 17' 1" by 11' 6" (5m 20cm by 3m 51cm)

Feature fireplace, Two double glazed window, Single central heating radiator, Cupboard to eaves.

Bedroom Two 12' 2" by 10' 5" (3m 70cm by 3m 18cm)

Double glazed window, Single central heating radiator.

Bathroom 9' 9" by 7' 8" (2m 96cm by 2m 34cm)

Free standing bath with mixer tap, Walk-in shower cubicle, Wash hand basin, WC, Heated towel rail, Tiled walls, Loft access, Two double glazed windows.



A&G Land & Property Agents.

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External

Staircase access at the rear and provision for parking. Raised decked garden terrace.

SHOP PREMISES: 31' 2" by 19' 3" (9m 50cm by 5m 88cm)

With large glass shop-front window and entrance door. Wood floor, Five central heating radiators.

Kitchen Area 16' 10" by 9' 10" (5m 13cm by 3m)

Office/Store 9' 10" by 7' 8" (3m by 2m 33cm)

WC 5' 1" by 3' 1" (1m 56cm by 95cm)

WC, Wash hand basin, Wall mounted boiler.

Tenure

Freehold.

Services

Mains gas, electric, water and drainage.

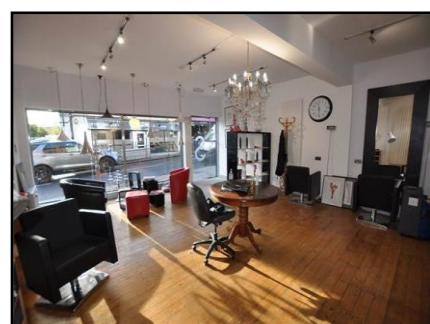
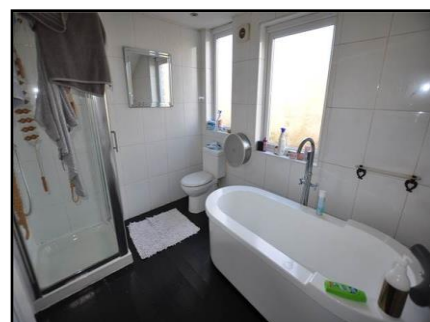
Council Tax Band A.

Rateable Value - £9,200pa.

Shop 82.9sq/m.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



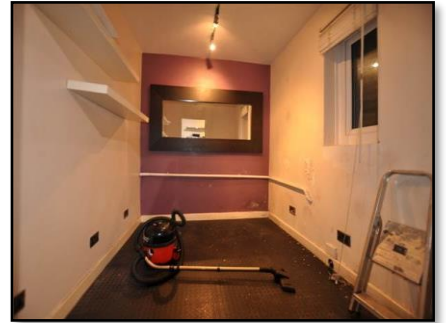
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