



Polwarth Road Brunton Park

Viewing comes recommended on this very well appointed and extended semi detached house located within Brunton Park Gosforth. This lovely property is ideally suited for a growing family and benefits from a fabulous westerly facing garden to the rear. It also features 4 good size bedrooms and 2 bathrooms with the addition of modern UPVC double glazing and gas fired central heating via combination boiler. There is also a driveway and garage with roller door. There are local shops and frequent transport links within the development together with excellent schools in the area. Gosforth High Street is a short distance away with its range of shopping facilities, restaurants and coffee shops

Briefly comprising entrance porch leading to the reception hallway with 'Amtico' flooring. There is a front facing sitting room with marble fire place and partial glazed doors leading to the dining room with patio doors leading to the rear garden. There is a modern fully fitted kitchen with integrated appliances with leads to a side door providing access to the rear garden and garage. To the first floor are 4 good size bedrooms, a family bathroom with shower and an additional shower room with separate WC. Externally to the rear is a lovely westerly facing garden with patio area with driveway to the front leading to the garage.

Offers Over **£395,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



Polwarth Road Brunton Park

ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door, double glazed window.

ENTRANCE HALL

Part glazed entrance door, Amtico flooring, staircase to first floor, understairs cupboard, radiator.



SITTING ROOM 16'10 x 13'2 (5.13 x 4.01m)

Double glazed window to front, marble fireplace, living flame effect gas fire, coving to ceiling, double radiator.

DINING ROOM 13'3 x 11'4 (4.04 x 3.45m)

Coving to ceiling, double glazed patio door.

KITCHEN 11'10 x 9'4 (max) (3.61 x 2.84m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, microwave, washing machine, dishwasher, fridge, combination boiler, radiator, door to inner passage.



INNER HALL

Double glazed door to rear, door to garage, tiled flooring.

FIRST FLOOR LANDING

Sky light, access to roof space, radiator.

BEDROOM ONE 13'11 x 11'11 (into alcove) (4.24 x 3.63m)

Double glazed window to front, fitted wardrobes, radiator.

BATHROOM

Four piece suite comprising: panelled bath, step in shower cubicle, low level WC, wash hand basin with set in vanity units. Tiled walls, tiled floor, heated towel rail, double glazed frosted window to rear.

BEDROOM TWO 11'10 x 11'6 (3.61 x 3.51m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'5 x 8'3 (plus doorway) (2.57 x 2.51m)

Double glazed window to front, built in cupboard, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM FOUR 13'2 X 7'9 (4.01 x 2.36m)

Double glazed window to front, radiator.

SHOWER ROOM

Wash hand basin, set in vanity unit, step in shower cubicle, tiled walls, tiled floor, heated towel rail, double glazed frosted window to rear.

SEPARATE W.C.

Low level WC, part tiled walls, tiled floor, double glazed frosted window to rear.

FRONT GARDEN

Paved driveway, planted borders.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, westerly facing.

GARAGE

Roller door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

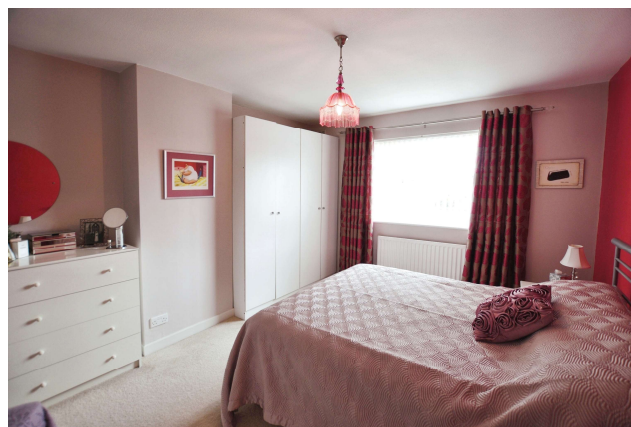
TENURE

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

GS00014388.DJ.PC.18.03.24.V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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

