



## Rectory Grove Gosforth

- Traditional semi detached house
- Kitchen extension
- Three bedrooms
- Westerly facing garden
- Two large reception rooms
- Easy walking to the High Street

Offers Over **£ 350,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# Rectory Grove, Gosforth

An opportunity to purchase this traditional three bedroom semi detached house located within this popular residential road in central Gosforth. The property is well positioned within easy walking to the High Street, Gosforth Central Park and South Gosforth metro station. There are also excellent schools within the area. It benefits from two large reception rooms, kitchen extension, westerly facing garden, driveway and attached garage together with gas fired central heating and UPVC double glazing.

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, cloaks cupboard, radiator.

### LOUNGE 14'6 into bay x 13'7 into alcove (4.42 x 4.14m)

Double glazed bay window to front, coving to ceiling, radiator.

### DINING ROOM 16'2 into bay x 12'8 into alcove (4.93 x 3.86m)

Double glazed bay window, feature fireplace, picture rail, two radiators.

### KITCHEN 16'8 max x 7'11 into 6'11 (5.08 x 2.41-2.11m)

Fitted with a range of wall and base cupboards, single drainer sink unit, electric cooker point, built in cupboard, double glazed windows to rear.

### UTILITY 7'8 x 7'8 (2.34 x 2.34m)

Sink unit, space for automatic washer, door to garage.

### HALF LANDING

Double glazed window.

### FIRST FLOOR LANDING

Access to roof space.

### BEDROOM ONE 15'4 into bay x 11'8 into alcove (4.67 x 3.56m)

Double glazed bay window to front, radiator.

### BEDROOM TWO 13'10 x 11'8 into alcove (4.22 x 3.56m)

Double glazed window to rear, radiator.

### BEDROOM THREE 8'10 x 8'6 (2.69 x 2.595m)

Double glazed window to front, radiator.

### BATHROOM/W.C.

Two piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin. Part tiled walls, airing cupboard housing combination boiler.

### SEPARATE W.C.

Low level WC, double glazed frosted window.

## FRONT GARDEN

Laid mainly to lawn, driveway.

## REAR GARDEN

Laid mainly to lawn, fenced boundaries, westerly facing.

## GARAGE

Attached, up and over door.

## 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: D

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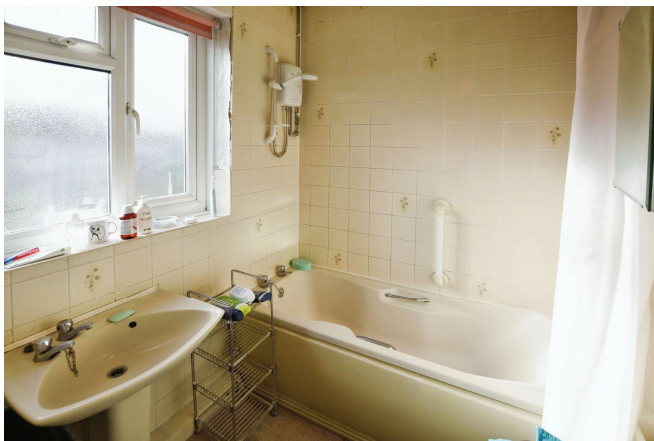
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16 Branches across the North-East



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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