



Regent Road Gosforth

A very well appointed and attractive three bedroom end terrace house located within this popular residential road close to Gosforth High Street. The property benefits from a lovely westerly facing garden together with good size garage and off street parking. It also features modern UPVC double glazing and gas fired central heating via combination boiler. It is well positioned for access to local shops, amenities and excellent schools as well as being a short distance to the Regent Centre Interchange with frequent bus and metro links to the city centre and Newcastle airport.

The property comprises entrance hallway featuring a stained glass door and staircase leading to the first floor. There is a front facing sitting room with sash windows and feature fireplace. To the rear is a dining room with feature fireplace and French doors leading to the rear garden. There is also a modern fully fitted kitchen with stable door. To the first floor are three bedrooms and a family bathroom with separate shower. Externally to the front is a town garden with hedged boundaries whilst to the rear is a lovely westerly facing garden together with a good size single garage and gated access with off street parking.

Offers Over **£350,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Hardwood entrance door, stained glass inner door, staircase to first floor with spindle banister, understairs cupboard, stripped floor, radiator.

SITTING ROOM 14'0 X 13'11 (4.27 x 4.24m)

Double glazed sash window to front, feature fireplace, coving to ceiling, ceiling rose, stripped floors.



DINING ROOM 14'4 x 11'5 (4.37 x 3.48m)

Feature fireplace, French doors, radiator.

KITCHEN 10'11 x 7'10 (3.33 x 2.39m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, wall mounted combination boiler, window to rear, stable door.



FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 14'11 X 11'2 (4.55 x 3.40m)

Double glazed sash window to front, stripped floors, built in cupboard, radiator.

BEDROOM TWO 14'8 x 11'4 (4.47 x 3.45m)

Double glazed sash window to rear, stripped floors, fitted wardrobes, radiator.

BEDROOM THREE 10'10 x 6'9 (3.30 x 2.06m)

Double glazed sash window to front, radiator.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC, radiator, double glazed frosted window, vinyl flooring.

TOWN GARDEN TO FRONT

Lawned area, hedged boundaries.

REAR GARDEN

Westerly facing, laid mainly to lawn, planted borders, gated access to driveway.

GARAGE

Detached, up and over door, light and power points.

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

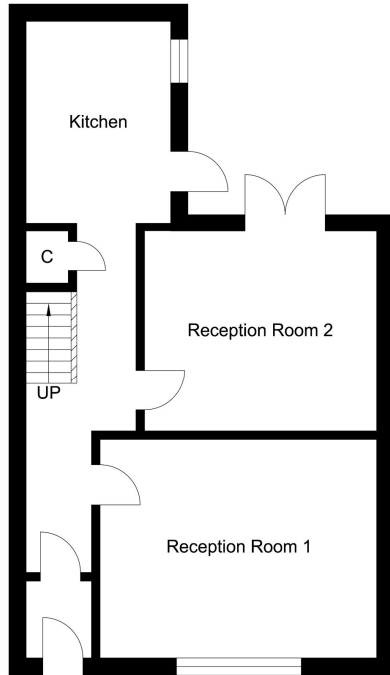
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

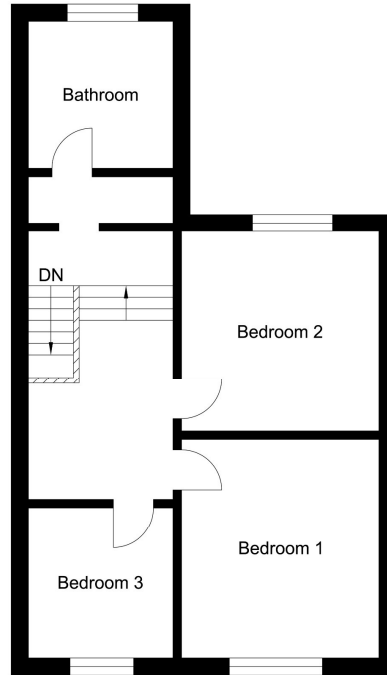
EPC RATING: E

GS00014979.DJ.PC.10/04/24.V.1





Ground Floor



First Floor

Regent Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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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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