

Daylesford Drive South Gosforth

- Modern detached bungalow
- Two bedrooms
- Easily maintained gardens

- UPVC double glazing
- Detached brick-built garage
- Highly sought after

Offers Over **£ 335,000**

ROOK

SAYER

MATTHEWS 0191 284 7999 12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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

Daylesford Drive, South Gosforth

Early vacant possession assured of this modern detached bungalow, occupying a pleasant mature plot on this highly sought after development close to the Freeman hospital, Jesmond Dene and South Gosforth metro station.

Significantly improved in recent months including replacement boiler, internal redecoration and installation of new kitchen filaments incorporating oven, hob and extractor. Other attractions include: - UPVC double glazing, easily maintained gardens, tandem driveway, and detached brick-built garage with electric charging point.

The floor plan comprises: - entrance lobby, living room with feature fireplace, kitchen inner hall, two bedrooms both with built in wardrobes and shower room/WC.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL Double glazed entrance door, radiator.

SITTING ROOM 18'10 (into bay) x 12'0 (5.74 x 3.66m)

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

KITCHEN 10'11 x 7'4 (3.33 x 2.24m)

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, laminate flooring, double glazed window to side, double glazed door to side.

INNER HALL

Access to loft space, cupboard housing combination boiler.

BEDROOM ONE 13'1 (to wardrobes) x 9'1 (4.06 x 2.77m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM TWO 8'10 x 8'3 (to wardrobes) (2.69 x 2.51m)

Double glazed window to rear, fitted wardrobes, radiator.

SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, tiled floor, heated towel rail, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, gated access.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or le these particulars are produced in good faith, are set out as a general guide only ar

measurements indicated are supplied for guidance only and as such must be consid measurements before committing to any expense. RMS has not tested any apparatus interests to check the working condition of any appliances. RMS has

ification from their solicitor. No persons in the employment of RMS has any authority

GARAGE

Detached, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal Coverage Blackspot: Yes 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.

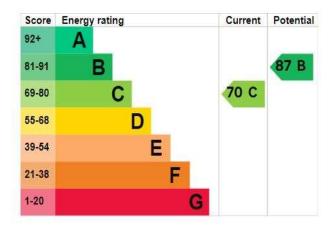
TENURE

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: C

EPC RATING: C

GS00015016.DJ.PC.26.04.24.V.1



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lation 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.

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Daylesford Drive, South Gosforth









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