



Hornsea Close

Wideopen

- Detached Bungalow
- Two Double Bedrooms
- Driveway
- Garage
- Pleasant Cul-De-Sac Position
- Southerly Facing Garden

Guide Price **£ 210,000**

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

ROOK
MATTHEWS
SAYER

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

Hornsea Close, Wideopen

A well appointed two bedroom detached bungalow located within popular Brunswick Green development. The property occupies a pleasant cul de sac position and benefits from a lovely southerly facing garden together with ample off street parking and attached garage. It also features gas fired central heating and upvc double glazing. It is well positioned for access to local transport links, shops and amenities.

Briefly comprising entrance hallway, good size sitting room, breakfasting kitchen, 2 double bedrooms and a family bathroom with shower. There is a lovely well maintained southerly facing garden to the rear with block paved driveway to the front leading to an attached garage.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Part glazed entrance door, meter cupboard, access to loft space, airing cupboard housing hot water cylinder, double radiator.

LOUNGE 18'0 x 12'0 (5.49 x 3.66m)

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

BREAKFAST KITCHEN 12'2 x 9'4 (3.71 x 2.84m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, extractor hood, space for automatic washer, radiator, door to garage, double glazed window to rear.

BEDROOM ONE 12'2 x 11'5 (3.71 x 3.48m)

Double glazed window to rear, radiator.

BEDROOM TWO 9'10 x 9'4 (3.00 x 2.84m)

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

BATHROOM

Three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, built in cupboard, radiator, double glazed frosted window.

FRONT GARDEN

Paved driveway, planted borders.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, fenced boundaries, southerly facing.

GARAGE

Attached, 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: C

EPC RATING: TBC

GS00015195.DJ.PC.27.08.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



Hornsea Close, Wideopen



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