



Aidan Close

Wideopen

- Ground floor flat
- Two bedrooms
- Modern fixtures and fittings throughout
- Private westerly facing garden
- Garage
- Access to local transport links, shops, and amenities

Guide Price **£ 120,000**

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

ROOK
MATTHEWS
SAYER

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

Aidan Close, Wideopen

A very well appointed two bedroom ground floor flat located within the popular Brunswick Green development with private westerly facing garden, and garage. The property would suite a variety of potential purchasers and benefits from a range of modern fixtures and fittings throughout together with UPVC double glazing and gas fired central heating via combination boiler. It is well positioned for access to local transport links as well as shops and amenities in Wideopen.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, built in cupboard, meter cupboard, laminate flooring, radiator.

LOUNGE 16'0 x 11'0 (4.88 x 3.35m)

Double glazed window, laminate flooring and a radiator.

KITCHEN 9'8 x 9'0 (2.95 x 2.74m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, wall mounted combination boiler, radiator, double glazed window to rear, double glazed door to rear.

BEDROOM ONE 12'7 x 10'1 (3.84 x 3.07m)

Double glazed window, radiator, laminate flooring.

BEDROOM TWO 8'9 x 8'3 (2.67 x 2.51m)

Double glazed window to rear, laminate flooring, radiator.

SHOWER ROOM

Three piece suite comprising: walk-in shower, pedestal wash hand basin, low level WC, heated towel rail, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn, gated access.

GARAGE

Separate block.

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes – No parking boats, caravans or mobile homes on site.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 1968
Ground Rent: £12 per annum. Planned increase TBC
Service Charge: N/A
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	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



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