



Guyzance Avenue Gosforth

A well appointed larger style traditional semi detached house located within the popular Regent Farm estate in Gosforth. The property benefits from a lovely southerly facing garden to the rear with driveway and attached garage. It is well positioned for access to excellent local schools, shops, amenities, bus and metro links. Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room with bay window which leads to the dining room at the rear. There is a fully fitted kitchen which provides access to the garage. To the first floor are 3 good size bedrooms together with a family bathroom with shower. There is a lovely southerly facing garden to the rear with tarmac drive to the front leading to an attached garage. Additional features include UPVC double glazing and gas fired central heating via combination boiler.

Offers Over **£270,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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



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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

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

SITTING ROOM 13'3 (plus bay) x 13'6 (into alcove) (4.04 x 4.11m)

Double glazed bay window, double radiator.

DINING ROOM 10'8 (max) x 10'2 (3.25 x 3.10m)

Double glazed door to conservatory, double radiator, laminate flooring.

CONSERVATORY 9'11 x 7'8 (3.02 x 2.34m)

Double glazed windows to rear and side, double glazed door.

KITCHEN 10'6 (max into doorway) x 9'11 (3.20 x 3.02m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, space for automatic washer, space for dishwasher, tiled splash back, built in cupboard, wall mounted combination boiler, radiator, door to garage, double glaze window to rear, laminate flooring.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 12'7 (to wardrobes) x 11'0 (into alcove) (3.84 x 3.35m)

Double glazed window to front, radiator.

BEDROOM TWO 11'0 (to wardrobes) x 9'2 (3.35m x 2.79m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM THREE 8'11 x 8'4 (2.72 x 2.54m)

Double glazed window to front, laminate flooring, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window to rear.

FRONT GARDEN

Lawned area, planted borders, driveway.

REAR GARDEN

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



GARAGE

Attached, double metal doors, light and power points, cold water tap.

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

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Waiting on EPC





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.

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