



## Roseworth Avenue Gosforth

An opportunity to purchase this fabulous 3 bedroom end terrace house constructed circa 1910 located in one of Gosforth prime residential roads. This lovely property retains much of its original charm and character with deep skirting boards, ornate plasterwork to ceilings and sympathetically restored stained glass sash windows. It also benefits from a pleasant southerly facing patio garden to the rear and ground floor WC. It is conveniently located just off Gosforth High Street with its range of coffee shops, restaurants and frequent transport links to the city centre. There are also excellent schools within the area.

The property comprises to the ground floor entrance hallway, sitting room with bay window and original fireplace, dining room with French doors leading to the rear garden, fully fitted kitchen with integrated appliances and utility with WC. To the first floor are 3 bedrooms one of which has a wash room. There is also a family bathroom with roll top bath and separate shower and a separate WC. Externally to the rear is a private southerly facing patio garden with gated access. There is a town garden to the front. The property benefits from modern gas fired central heating and replacement hardwood double glazed windows.

**Guide Price £625,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)





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## ENTRANCE DOOR LEADS TO:

### ENTRANCE LOBBY

Entrance door, stained glass door to inner reception hall with stained glass window.

### RECEPTION HALL

Entrance door, radiator.

### SITTING ROOM 18'5 (into bay) x 14'4 (max into alcove) (5.61 x 4.37m)

Double glazed bay window to front with leaded top lights, feature fireplace, marble inset and hearth, coving to ceiling, ceiling rose, partial hardwood flooring, double radiator.

### LOUNGE 17'4 (max) x 14'11 (5.28 x 4.37m)

Stained glass window, feature fireplace, staircase to first floor, understairs cupboard fitted shelves to alcove, coving to ceiling, ceiling rose, radiator, double radiator, double glazed door to rear.

### BREAKFAST KITCHEN 13'0 x 9'4 (3.96 x 2.84m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in AEG double oven, built in Bosch induction hob, extractor hood, integrated fridge and dishwasher, tiled splash back, radiator, double glazed window.

### UTILITY/W.C. 13'7 (max) x 7'4 (4.14 x 2.24m)

Sink unit, space for automatic washer, combination boiler, double glazed window, radiator.

### FIRST FLOOR LANDING

Access to roof space, stained glass window.

### BEDROOM ONE 16'1 (into bay) x 11'6 (4.90 x 3.51m)

Double glazed bay window with leaded top lights, radiator.

### EN SUITE WASHROOM

Pedestal wash hand basin, low level WC, heated towel rail, double glazed window to front.

### BEDROOM TWO 14'10 x 12'2 (4.52 x 3.71m)

Double glazed window to rear with leaded top lights, wash hand basin, coving to ceiling, radiator.

### BEDROOM THREE 9'10 x 7'3 (3.00 x 2.21m)

Double glazed window to side, coving to ceiling, radiator.

### FAMILY BATHROOM

Three piece suite comprising: roll top bath, step in shower cubicle, pedestal wash hand basin; heated towel rail, extractor fan, double glazed frosted window.

### SEPARATE W.C.

Low level WC, double glazed frosted window.



### FRONT GARDEN

Wrought iron railing, mainly paved, town garden to front.

### REAR YARD

Mainly paved, planted borders, fenced boundaries, gated access, cold water supply.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

### 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

Conservation Area? Yes

Restrictions on property? Yes, not allowed to park boats, caravans or mobile homes on site.

### 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: E**

**EPC RATING: D**

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