



## Ingram Avenue Gosforth

Viewing comes recommended on this traditional 3 bedroom detached house located within this popular residential development on the outskirts of central Gosforth. The property occupies a generous plot with substantial westerly facing garden to the rear. It benefits from a ground floor WC, good size sitting room, large conservatory, driveway and garage together with UPVC double glazing and gas fired central heating via combination boiler. It is conveniently located close to bus and metro links together with excellent local schools. The A1 motorway is a short distance away.

Briefly comprising entrance porch leading to the reception hallway with cloakroom/WC and staircase leading to the first floor. There is a large sitting room with dining area and open fire with patio doors leading to a large conservatory overlooking the rear garden. There is a fully fitted kitchen which leads to the utility and garage. To the first floor are 3 bedrooms, 2 of which are doubles. There is a family bathroom together with separate WC. Externally to the rear is a substantial mature garden well stocked with flower tree and shrub borders. There is a small garden to the front with driveway leading to the garage.

Offers Over **£310,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and side.

### ENTRANCE HALL

Staircase to first floor with spindle banister, understairs cupboard, radiator.



### CLOAKROOM/W.C.

Double glazed window, low level WC, wash hand basin.

### LOUNGE/DINING ROOM 22'1 x 17'0 narrowing to 12'1 (6.73 x 5.18-3.68m)

Double glazed window to front, open fire, 2 double radiators, double glazed French door to conservatory.

### CONSERVATORY 19'11 x 8'1 (6.07 x 2.46m)

Tiled floor, radiator.

### KITCHEN 11'11 x 10'2 (3.63 x 3.10m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, gas cooker point, radiator, double glazed window.



### UTILITY

Built in cupboard, double glazed window/sliding door to rear, door to garage.

### FIRST FLOOR LANDING

Double glazed window, access to roof space.

### BEDROOM ONE 11'3 x 15'3 (3.43 x 4.65m)

Double glazed window to front, built in wardrobes, double radiator.

### BEDROOM TWO 13'4 x 8'10 (4.06 x 2.69m)

Double glazed window to rear, built in wardrobes, radiator.

### BEDROOM THREE 9'2 x 7'11 (2.79 x 2.41m)

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



### BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, tiled walls, heated towel rail, combination boiler, double glazed frosted window.

### SEPARATE W.C.

Low level WC, double glazed frosted window to rear.

### FRONT GARDEN

Flower, tree and shrub borders, driveway.



**REAR GARDEN**

Substantial garden, laid mainly to lawn, flower, tree and shrub borders, fenced boundaries.

**GARAGE**

Up and over door.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibres
- 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: D**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.

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