



Briarwood Avenue Gosforth

For Sale by Auction: **Thursday 31st October** Option 1, Terms and Conditions apply.

An opportunity to purchase this individually designed four bedroom detached house located on this sought after residential road in Garden Village with views over Gosforth Golf course. The property would suit a variety of potential purchasers and occupies a corner plot with lovely gardens and ample off street parking. It is conveniently located within easy walking distance to The Regent Centre Interchange as well as local shops, amenities and excellent schools. Gosforth High Street is a short distance away. The property comprises entrance hallway, 25 ft sitting room with partially glazed doors leading to the dining room with views over the rear garden. There is a fully fitted kitchen which provides access to the rear garden. To the first floor are four bedrooms with a modern bathroom suite with walk-in shower. Externally to the rear is a mature garden which backs onto the golf course. There is a paved driveway to the front which leads to an attached garage.

Auction Guide Price **£275,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed window.

ENTRANCE HALL

Staircase to first floor, understairs area, built in cupboard, radiator.

SITTING ROOM 25'7 (into bay) x 13'4 (into alcove) (7.80 x 4.06m)

Double glazed bay window to front, serving hatch, radiator, partial glazed door to dining room.



DINING ROOM 11'2 x 11'5 (3.40 x 3.48m)

Double glazed window to rear, radiator.

KITCHEN 14'6 x 9'10 – 4'11 (4.42 x 3.00-1.50m)

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



HALF LANDING

Double glazed window to front.

FIRST FLOOR LANDING

Access to boarded roof space via loft ladder, which has power supply.

BEDROOM ONE 11'0 x 13'11 (max) (3.35 x 4.24m)

Double glazed window to front, fitted wardrobes, mirror fronted sliding doors, radiator.

BEDROOM TWO 11'1 x 9'5 (to wardrobe) (3.38 x 2.87m)

Double glazed window to rear, fitted sliding doors, built in cupboard, radiator.

BEDROOM THREE 10'11 x 7'10 (3.33 x 2.39m)

Double glazed window to rear, radiator.

BEDROOM FOUR 11'2 x 6'3 (plus wardrobe) (3.40 x 1.91m)

Double glazed window to front.

FAMILY BATHROOM

Walk-in shower, wash hand basin, set in vanity unit, low level WC, heated towel rail, wall mounted electric heater, airing cupboard housing hot water cylinder, double glazed frosted window to rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

FRONT GARDEN

Paved driveway, gravelled area.

REAR GARDEN

Laid mainly to lawn, flower, tree & shrub borders.

GARAGE

Integral, up and over door.

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: D

EPC RATING: E

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see
www.agentspropertyauction.com





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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