



Dene View Gosforth

A traditional 3 bedroom semi detached house located within this much sought after road in South Gosforth.

The property is ideally suited for a growing family and is conveniently located close to excellent schools, shops, amenities, bus and metro links to the city centre. Jesmond Dene and the Freeman Hospital are close by.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front with bay window together with an open plan dining kitchen to the rear. This provides access to a good size conservatory with air conditioning. To the first floor are 3 good size bedrooms with one benefitting from a WC and wash hand basin. There is also a family bathroom with separate shower. Externally to the rear is a lawned garden with patio area with driveway to the front leading to an attached garage. Additional features include UPVC double glazing and gas fired central heating.

Offers Over **£340,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Stripped and polished floor, staircase to first floor with spindle banister, radiator.

SITTING ROOM 15'0 (into bay) x 12'7 (into alcove) (4.57 x 3.84m)

Double glazed bay window to front, living flame effect gas fire, coving to ceiling, ceiling rose, double radiator, feature fireplace.



DINING KITCHEN 19'2 (into alcove) x 12'10 (5.84 x 3.91m)

Fitted with a range of base units, single drainer sink unit, gas cooker point, space for automatic washer, stripped and polished floor, wall mounted central heated boiler, radiator, double glazed window to rear, double glazed door to side, French door to conservatory.

CONSERVATORY 11'0 x 8'10 (3.35 x 2.69m)

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



FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE 15'5 (into bay) x 9'4 (to wardrobes) (4.70 x 2.84m)

Double glazed bay window, fitted wardrobes, picture rail, radiator.

BEDROOM TWO 12'9 x 9'9 (to wardrobes) (3.89 x 2.97m)

Double glazed window to rear, fitted wardrobes with sliding doors, radiator, WC, wash hand basin.



BEDROOM THREE 8'7 x 7'5 (2.62 x 2.26m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Four piece suite comprising: panelled bath, step in shower cubicle, pedestal wash hand basin, low level WC, tiled around bath, tiled floor, radiator, double glazed frosted windows.

FRONT GARDEN

Laid mainly to lawn, hedged boundaries, driveway.

REAR GARDEN

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

GARAGE

Attached 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 North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

GS00015352.DJ.PC.04.11.24.V.2



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



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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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