



The Grove Gosforth

An opportunity to purchase this fabulous traditional 4 bedroom 1930s semi- detached house located on The Grove in central Gosforth. This much- loved family home offers generous accommodation boasting in excess 1400 sq ft floor area. It benefits from a southerly facing garden to the rear together with off street parking and attached garage with electronically operated up and over door. In addition, all of the original stained- glass windows have been set into triple- glazed units with further stained glass windows to the ground floor, breakfast room and landing. The property comprises to the ground floor entrance porch leading to the reception hallway with WC and staircase leading to the first floor. There is a sitting room to the front with bay window and feature fire place with the original mahogany surround. The dining room is located to the rear with views over the rear garden. There is also a breakfast room with wooden fire surround and store cupboard. This leads to the fully fitted kitchen with integrated appliances together with dual aspect windows overlooking the rear garden and door providing side access. The fully-fenced, mature garden is professionally landscaped, and fully stocked with shrubs, a herb garden, trees, fish pond, and shed. Up the oak staircase to the first floor are 4 bedrooms 3 of which are doubles. There is also a family bathroom with a shower over the bath. The property is well positioned within easy walking distance to South Gosforth metro station as well as The High Street with its range of shops, amenities, restaurants and coffee shops. There are also excellent schools within the area.

Offers Over £600,000

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

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



The Grove Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Part glazed entrance door.

RECEPTION HALL

Oak staircase to first floor with spindle banister, radiator.

SITTING ROOM 11'10 x 17'8 (3.61 x 5.38m)

Original single glazed window to front with leaded top lights, feature fireplace with mahogany surround, living flame effect gas fire, radiator.



DINING ROOM 11'10 x 14'6 (3.61 x 4.42m)

Double glazed patio doors with triple glazed original leaded lights to rear garden, double glazed window to rear, radiator, double glazed door to rear.

BREAKFAST ROOM 10'11 x 9'6 (3.33 x 2.90m)

Feature fire surround, radiator.



KITCHEN 10'11 x 7'10 (3.33 x 2.39m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in gas hob, extractor hood, spaces for automatic washer, space for automatic dishwasher, double glazed window to side and rear, door to side.

W.C.

Low level WC, wash hand basin, security alarm.

BEDROOM ONE 11'6 x 13'11 (3.51 x 4.24m)

Double glazed window to front, triple glazed original leaded lights, radiator.



BEDROOM TWO 13'11 x 11'6 (4.24 x 3.51m)

Double glazed window to rear, triple glazed original leaded lights, radiator.

BEDROOM THREE 11'7 x 7'10 (3.53 x 2.39m)

Double glazed window to rear, triple glazed original leaded lights, radiator.

BEDROOM FOUR 7'4 x 9'4 (2.24 x 2.84m)

Double glazed window to front, triple glazed original leaded lights, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over and handheld shower, pedestal wash hand basin, low level WC, double glazed frosted windows.

LOFT

Large loft space, half boarded, storage shelves, insulation.

FRONT GARDEN

Paved driveway with space for two cars, planted borders.

REAR GARDEN

Southerly facing, flower, tree and shrub borders, fenced boundaries, pond and shed.

GARAGE

Electronically operated up and over door, light and power points, hot and cold water to Belfast sink, and separate tap for a hosepipe.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage & driveway (space for 2 cars)

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: E

EPC RATING: D

GS00015256.DJ.PC.20.12.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		





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.

16 Branches across the North-East

