



## Hollywood Avenue Gosforth

A very well appointed and extended semi detached house located on the popular residential road in Garden Village Gosforth. The property occupies a generous plot with lovely southerly facing garden to the rear and ample off street parking with garage. It also benefits from an extended dining room together with large sun room with lantern roof and ground floor shower room. There is a cosy sitting room with living flame fire and a modern fully fitted kitchen with integrated appliances. To the first floor are 2 double bedrooms together with a family bathroom. Additional features include modern gas fired central heating via combination boiler and UPVC double glazing. The property is conveniently located within easy walking distance to the Regent Centre Interchange as well as local shops and amenities. Gosforth High Street is a short distance away.

**Offers Over £275,000**

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 window and a courtesy light.

### ENTRANCE HALL

Laminate flooring, staircase to first floor with spindle banister and a double radiator.



### SHOWER ROOM

Double glazed window to the front, low level WC, step in shower cubicle with shower, pedestal wash hand basin, tiled walls and a radiator.

### LOUNGE 15'2 x 11'6 into alcove (4.62m x 3.51m)

Double glazed window to the front, living flame effect gas fire, coving to ceiling, two double radiators and a part glazed door to the conservatory.

### KITCHEN 13'2 max x 8'6 (4.01m x 2.59m)

Fitted with a range of wall and base units, double drainer ceramic sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge, freezer and dishwasher, tiled floor, tiled splashback and a double glazed window to the rear. Part glazed door to the sun room.



### CONSERVATORY 12'0 x 11'0 (3.66m x 3.35m)

Double glazed windows to the rear and side, double glazed French door and laminate flooring.

### SUN ROOM 13'8 x 12'2 (4.17m x 3.71m)

Double glazed window to the rear, door to garage, combination boiler, laminate flooring, double radiator, UPVC door to rear garden.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### FIRST FLOOR LANDING

Double glazed window and access to roof space.

### BEDROOM ONE 15'2 x 11'6 into alcove (4.62m x 3.51m)

Double glazed windows to the front and rear and a double radiator.

### BEDROOM TWO 11'0 x 9'2 (3.35m x 2.79m)

Double glazed window to the front and a radiator.

### BATHROOM



With three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, double radiator, extractor fan and a double glazed frosted window to the rear.

### REAR GARDEN

Southerly facing laid mainly to lawn with paved area, gravelled area, decked patio and fenced boundaries.

### GARAGE

Attached garage with roller 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.

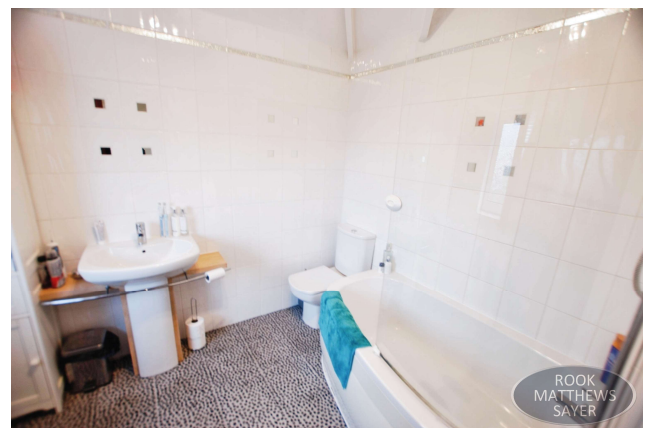
### TENURE

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: E**

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**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.

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