



The Fairway Gosforth

Available with no onward chain we welcome to the market this well appointed traditional semi detached bungalow located on The Fairway in Brunton Park. The property occupies a generous plot with lovely gardens backing onto Gosforth Bohemians playing field. It also benefits from a large conservatory together with modern fully fitted kitchen with granite work surfaces. There is ample off street parking to the front as well as an attached garage. It is well positioned for access to local shops and amenities within the development as well as frequent transport links into central Gosforth.

Offers Over **£325,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, laminate flooring.

SITTING ROOM 14'2 x 12'0 (4.32 x 3.66m)

Feature fireplace, coving to ceiling, double glazed French door to conservatory, radiator.



CONSERVATORY 16'7 x 9'6 (5.05 x 2.90m)

Double glazed window to rear and side, double glaze French door, laminate flooring.

KITCHEN 10'5 x 10'4 (3.18 x 3.15m)

Fitted with a range of wall and base units with granite work surfaces, single drainer sink unit, built in electric oven, built in ceramic hob, space for automatic dishwasher, tiled walls, wall mounted central heating boiler, radiator, door to garage, double glazed window to side and rear, laminate flooring.



BEDROOM ONE 17'10 (into bay) x 9'5 (to wardrobes) (5.44 x 2.87m)

Double glazed bay window to front, fitted wardrobes, coving to ceiling, radiator.

BEDROOM TWO 10'5 x 9'2 (3.18 x 2.79m)

Double glazed window to front, coving to ceiling, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

SHOWER ROOM

Three piece suite comprising: step in shower cubicle, wash hand basin, low level WC, access to loft space, radiator, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn, paved driveway, plant borders.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, garden shed.

GARAGE

Attached, up and over door, light and power points, space for automatic washer.

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: D

EPC RATING: E

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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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