



## Torver Close

### Wideopen

- Traditional semi detached house
- Three bedrooms
- Private garden to the rear
- pleasant cul de sac position
- access to local shops, amenities, and transport
- Ideally suited for a growing family

Guide Price **£ 200,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# Torver Close, Wideopen

A well appointed traditional three bedroom semi detached house located within the leafy Brunswick Green development. The property occupies a pleasant cul de sac position and is ideally suited for a growing family. Key features include modern kitchen and bathroom suite, private garden to the rear, ample off street parking, attached garage, and ground floor WC. The property is well positioned for access to local shops, amenities, and transport links as well as being a short distance to the A1 motorway.

## ENTRANCE DOOR LEADS TO: ENTRANCE HALL

### LOUNGE 25'3 x 11'2 (7.70 x 3.40m)

Double glazed window to rear, radiator.

### KITCHEN 13'9 x 8'10 (4.19 x 2.69m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, radiator, door to utility, double glazed window to rear.

### W.C.

Double glazed window, wash hand basin.

### UTILITY

Door to garage.

### FIRST FLOOR LANDING

Double glazed window.

### BEDROOM ONE 13'0 x 10'7 (3.96 x 3.23m)

Double glazed window to rear, built in wardrobe, radiator.

### BEDROOM TWO 11'2 x 10'7 (3.40 x 3.23m)

Built in wardrobe.

### BEDROOM THREE 9'2 x 8'6 (2.79 x 2.59m)

Double glazed window to front, built in cupboard, radiator.

### FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed frosted window to side and rear.

### FRONT GARDEN

Lawned area, 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: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage

## 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

Leasehold. It is understood that this property is leasehold.

Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

999 years from December 1968 (944 years remaining)

Ground Rent: £15 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

## COUNCIL TAX BAND: C

## EPC RATING: C

GS00015562.DJ.PC.07.03.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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16 Branches across the North-East





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