



Wall Close

Coxlodge

- Very well appointed house
- 16ft sitting room
- 3/4 bedrooms
- Private garden
- Well positioned for access into central Gosforth
- Ideally suited for first time buyer

Offers In The Region Of **£ 170,000**

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Wall Close, Cuxlodge

Viewing comes recommended on this very well appointed 3/4 bedroom house offering generous accommodation over three floors together with private garden. The property is ideally suited for first time buyer and benefits from a range of modern fixtures and fittings throughout. To the ground floor is a large dining/kitchen with an additional reception which could be used as a fourth bedroom. To the first floor is a 16ft sitting room together with double bedroom and a WC. The second floor comprises a further 2 bedrooms together with a family bathroom with shower. Externally to the rear is low maintenance private garden. Additional features include gas fired central heating and UPVC double glazing. The property is well positioned for access into central Gosforth. There are also frequent transport links nearby.

ENTRANCE HALL

Double glazed entrance door, staircase to the first floor with spindle banister, laminate flooring and a radiator.

FAMILY ROOM/BEDROOM FOUR 10'2 x 7'6 (3.10m x 2.29m)

Double glazed window to the front.

BREAKFAST KITCHEN 15'10 x 10'9 (4.83m x 3.28m)

Fitted with a range of wall and base units, one and a half bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washing machine, tiled flooring, tiled splash back, wall mounted combination boiler and double glazed French doors.

FIRST FLOOR LANDING

Doors off to sitting room, wc and bedroom one. WC Low level wc, wash hand basin, set in vanity unit and an extractor fan.

SITTING ROOM 16'0 x 10'9 (4.88m x 3.28m)

Double glazed bow window to the front, feature fireplace, coving to ceiling, ceiling rose, laminate flooring and a double radiator.

BEDROOM ONE 10'9 x 6'10 (3.28m x 2.08m)

Double glazed window to the front and a radiator.

SECOND FLOOR LANDING

Doors off to bedroom two, bedroom three and bathroom and access to the roof space.

BEDROOM TWO 10'9 x 10'5 (3.28m x 3.18m)

Double glazed window to the front and a radiator.

BEDROOM THREE 10'10 x 9'7 plus doorway (3.30m x 2.92m)

Double glazed bow window to the rear, coving to ceiling and a radiator.

BATHROOM

Three piece suite comprising; panelled bath with electric shower over, wash hand basin, low level wc, set in vanity unit, tiled walls, heated towel rail, tiled flooring and an extractor fan.

FRONT GARDEN

Mainly paved.

REAR GARDEN

Garden shed with power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: On street

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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.

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



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