



Beaumont Terrace

Gosforth

- Traditional ground floor flat
- 2 Bedrooms
- Good size sitting room
- Access to Gosforth High Street
- Yard to the rear with lawned garden to the front
- Ideally suited for a first time buyer

Offers Over **£ 155,000**

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ROOK
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Beaumont Terrace, Gosforth

A well appointed traditional ground floor flat well positioned for access to Gosforth High Street and South Gosforth metro station. The property is ideally suited for a first time buyer and benefits from a range of modern fixture and fittings together with UPVC double glazing and gas fired central heating via combination boiler.

Briefly comprising entrance lobby with stained glass door leading to the inner hallway. There is a double bedroom to the front with feature fireplace and bay window. There is a further bedroom to the rear with cast iron fireplace together with a good size sitting room which provides access to the kitchen and bathroom with shower. There is a yard to the rear with lawned garden to the front.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Entrance door, understairs cupboard, radiator, stripped and polished floor.

SITTING ROOM 13'11 x 12'3 (into alcove) (4.24 x 3.73m)

Double glazed window to rear, stripped and polished floor, coving to ceiling, double radiator, feature fireplace.

KITCHEN 7'7 x 6'2 (2.31 x 1.88m)

Fitted with a range of wall and base units, single drainer sink unit, extractor hood, gas cooker point, space for automatic washer, tiled floor, wall mounted combination boiler, radiator, double glazed window to rear, part glazed door to rear.

BEDROOM ONE 17'8 (into bay) x 13'4 (into alcove) (5.38 x 4.06m)

Double glazed bay window to front, coving to ceiling, picture rail, ceiling rose, double radiator, stripped and polished floor.

BEDROOM TWO 10'6 (max) x 7'11 (3.20 x 2.41m)

Double glazed window to rear, cast iron fireplace, fitted wardrobes, mirror fronted sliding doors, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, low level WC; tiled walls, heated towel rail, tiled floors, extractor fan, double glazed frosted window.

LAWNED GARDEN TO FRONT

REAR YARD

With shared access.

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.

RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes: Right of access to lane.

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 1985 (959 years remaining)

Ground Rent: £ per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

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

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

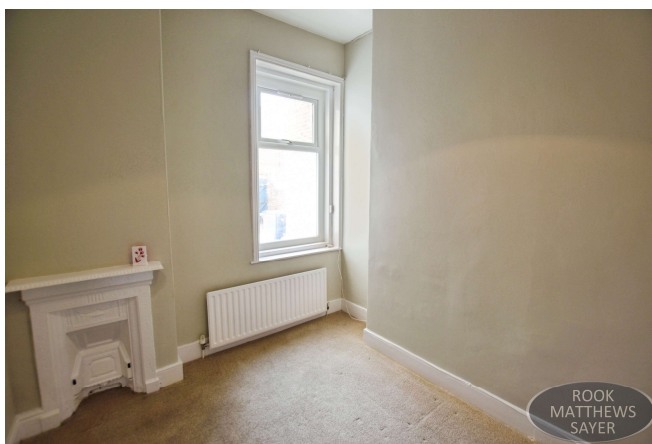
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16 Branches across the North-East



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