

Kirkwood Drive | Gosforth | NE3 3AU

£69,950



Ground floor flat

2 Bedrooms

Residents parking

Private garden

Fully fitted kitchen

Ideally suited for a first time buyer



A very well appointed ground floor flat with private garden. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings to incorporate a modern shower room with walk-in double shower, gas fired central heating via combination boiler and residents parking. It is well positioned within easy walking distance to shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance porch leading to the lounge/dining room with bay window. There is a fully fitted kitchen together with 2 bedrooms and a modern replacement shower room. There is a private garden to the front and sides with residents parking to the rear.

ENTRANCE PORCH:

Part glazed entrance door.

LOUNGE/DINING ROOM: 14'10 (into recess) x 13'10 (4.52 x 4.22m)

Double glazed bay window, radiator, feature fireplace.

KITCHEN: 9'10 x 5'9 (3.00 x 1.75m)

Fitted wit a range of wall and base units, single drainer sink unit, gas cooker point, space for automatic washer, tiled floor, tiled splash back, double glazed window.

INNER HALL:

Built in cupboard.

BEDROOM ONE: 10'8 x 10'0 (3.25 x 3.05m) Double glazed window, radiator.

BEDROOM TWO: 11'0 x 6'0 (3.35 x 1.83m) Double glazed window, radiator.

SHOWER ROOM

Step in double shower, wash hand basin with set in vanity unit, low level WC, part tiled walls, heated towel rail, extractor fan.

GARDEN

Laid mainly to lawn to three sides.

RESIDENTS PARKING

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



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.

ROOK

MATTHEWS <u>SAYER</u>

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PRIMARY SERVICES SUPPLY

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

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

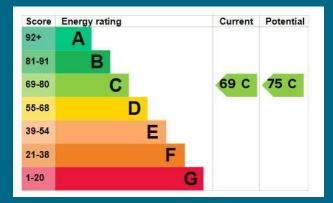
Restrictions on property? YES - No sub-letting.

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. 125 years from 1986 (86 years remaining) Ground Rent: Included in Service Charge Service Charge (including building insurance): £115 per month - Review Period: 04/26- Increase Amount: TBC

COUNCIL TAX BAND: A EPC RATING: C

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