



Kirkwood Drive | Gosforth | NE3 3AU

**£69,950**



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**Ground floor flat**

**2 Bedrooms**

**Residents parking**

**Private garden**

**Fully fitted kitchen**

**Ideally suited for a first time  
buyer**

ROOK  
MATTHEWS  
SAYER

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 with 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

#### 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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