



Brandling Mews | Melton Park | NE3 5PN

£130,000



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Gemini bungalow

One bedroom

Fully integrate kitchen

Undergone substantial renovation

Replacement bathroom suite

Access to frequent transport

ROOK
MATTHEWS
SAYER

An immaculate Gemini bungalow located within Melton Park Gosforth. The property has undergone substantial renovation to offer a range of modern fixtures and fittings throughout. Key features include a fully integrate kitchen, replacement bathroom suite with walk-in double shower, alarm system, and double glazing throughout. The property is well positioned for access to frequent transport links as well as providing easy access into central Gosforth and the A1 motorway.

ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door,

SITTING ROOM 13'10 x 13'1 (to include staircase) (4.22 x 3.99m)

Double glazed window, staircase to first floor, storage heater.

KITCHEN 7'5 x 7'5 (2.26 x 2.26m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, integrated fridge/freezer, washing machine/drier, tiled floor, tiled splash back, extractor fan.

BEDROOM ONE 10'11 (to wardrobe) x 8'11 (3.33 x 2.72m)

Fitted wardrobes with access to hot water cylinder, Velux window with blackout blind, wall mounted electric heater, access to roof space.

SHOWER ROOM

Walk-in double shower, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, heated towel rail, extractor fan.

PAVED AREA TO FRONT WITH CYCLE STAND

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

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 Pet (unless given permission), no parking boats, caravans or mobile homes on site.

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 1983 (957 years remaining)

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

Service Charge: £10 or 2.5% of certified annual total expenditure (whichever is greater) per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B

EPC RATING: D

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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.



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**ROOK
MATTHEWS
SAYER**



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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