



Bowes Court | South Gosforth | NE3 1SL

Offers Over £100,000



2



1



1

Modern mid link bungalow

Two bedrooms

Close to metro

Retirement property for over 55's

Conservatory

Gas central heating

ROOK
MATTHEWS
SAYER

A modern 2 bedroom mid link bungalow for the over 55s tucked away in this pleasant residential cul-de-sac in South Gosforth. The property benefits from UPVC double glazing, gas fired central heating, conservatory, and private garden to the rear. It is conveniently located within easy walking distance to local shops and amenities as well as South Gosforth metro station. The Freeman Hospital and Jesmond Dene are close by.

Disclaimer: eligibility criteria applies – Please speak to agent.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door.

LOUNGE/DINING ROOM 18'8 x 8'4 (5.69 x 2.54m)

Double glazed window to front, double glazed patio door to conservatory, two radiators.

CONSERVATORY

Double glazed windows to rear and side, double glazed door.

KITCHEN 11'3 x 5'8 (3.43 x 1.73m)

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

INNER HALL

Built in cupboard, access to loft space, radiator.

BEDROOM ONE 10'3 x 9'6 (3.12 x 2.90m)

Double glazed window to front, radiator.

BEDROOM TWO 9'6 x 6'0 (2.90 x 1.83m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, tiled splash back, radiator, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Mainly paved, fenced boundaries, gated access.

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
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.

AGENTS NOTE

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No running a business, sub-letting, parking boats, caravans or mobile homes on site.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access

TENURE

Leasehold (Shared Ownership.) It is understood that this property is Shared Ownership. 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.

Share For Sale: Price £101,500 (70% of the 100% market value £145,000)

Ground Rent: N/A

Service Charge: £306.55 per annum - Review Period: 1st April 2026

Management Charges: £243.55 per annum - Review Period: 1st April 2026

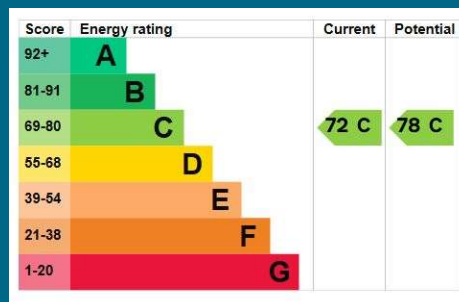
Insurance Charges: £396.00 per annum - Review Period: 1st April 2026

Length of Lease: 60 years from 2021 (47 years remaining)

COUNCIL TAX BAND: B

EPC RATING: C

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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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