



Hall Garth | Gosforth | NE3 2DY

Offers Over £325,000

An opportunity to purchase this delightful 3 bedroom mid terrace house occupying a secluded position within this much sought after residential development on the northern fringe of central Gosforth. The property benefits from a lovely garden to the rear together with ample private parking and large conservatory. It is well positioned for access to frequent transport links as well as providing easy access into central Gosforth and the A1 motorway.

The property comprises entrance porch leading to the reception hallway with staircase leading to the first floor. There is a sitting room together with dining room and conservatory overlooking the rear garden. There is also a fully fitted kitchen. To the first floor are 3 bedroom and a family bathroom with separate shower. Externally to the rear is a lovely mature garden with patio area with driveway to the front providing ample off street parking. Additional features include gas fired central heating and double glazing.

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**3****2****1****Delightful mid terrace house****Occupying a secluded position****3 bedrooms****Large conservatory****Ample private parking****Lovely mature garden with
patio area****For any more information regarding the property please contact us today****ENTRANCE DOOR LEADS TO:****ENTRANCE PORCH**

Stained glass entrance door, courtesy light, radiator.

RECEPTION HALL

Stained glass door, staircase to first floor, understairs cupboard, radiator.

SITTING ROOM 18'0 (into bay) x 9'6 (into alcove) (5.49 x 2.90m)

Double glazed bay window to rear, cast iron fireplace, living flame effect gas fire, double glazed French doors, radiator.

DINING ROOM 12'1 x 10'2 (into recess) (3.68 x 3.10m)

Window, coving to ceiling, radiator, part glazed door to conservatory.

CONSERVATORY 10'8 x 12'6 (3.25 x 3.81m)

Double glazed windows to rear and side, double glazed French door to rear garden, radiator, hardwood flooring.

KITCHEN 11'4 x 10'6 (3.45 x 3.20m)

Fitted with a range of base units with granite work surfaces, gas cooker point, space for automatic washer, double glazed window.

FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder, boarded loft space with Velux windows.

BEDROOM ONE 12'0 x 11'2 (to wardrobes) (3.66 x 3.40m)

Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator.

BEDROOM TWO 11'5 x 9'1 (to wardrobes) (3.48 x 2.77m)

Double glazed window, radiator.

BEDROOM THREE 6'4 (to wardrobes) x 9'4 (1.93 x 2.84m)

Double glazed window to front, fitted wardrobes, cupboards over, radiator.

FAMILY BATHROOM

Four piece suite comprising: free standing roll top bath, step in shower cubicle shower, low level WC, tiled walls, radiator, extractor fan, double glazed windows.

FRONT GARDEN

Paved driveway providing ample off street parking, flower, tree and shrub borders.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, fenced boundaries, garden shed.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway – Private Road (No Cost Associated)

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.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

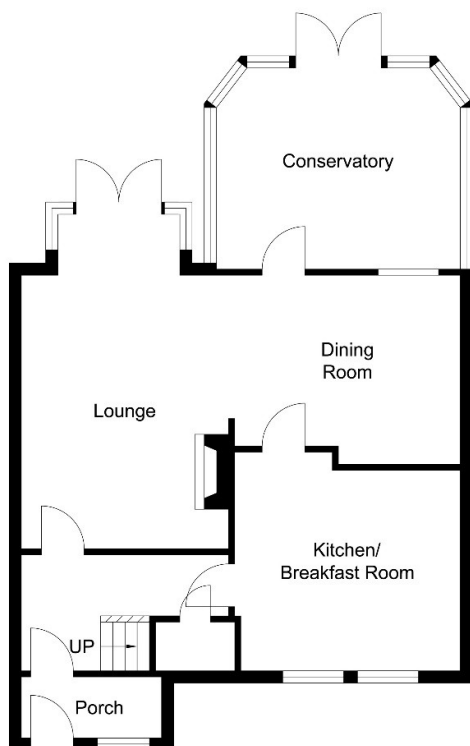
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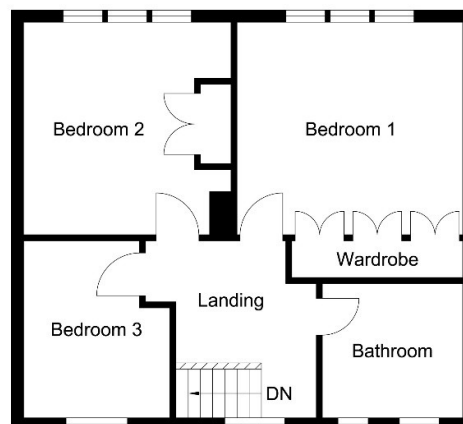
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Ground Floor



First Floor

Hall Garth

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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

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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