



Cheltenham Close | North Gosforth | NE13 6QF

£179,995



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Modern semi detached house

Two bedrooms

Integrated kitchen

Southerly facing garden

Ideally suited for a first time
buyer

Access to frequent transport
links and local shops

ROOK
MATTHEWS
SAYER

An immaculate modern semi detached house located within this popular residential development constructed by Barratt Homes. The property is ideally suited for a first time buyer and benefits from a southerly facing landscaped garden to the rear, integrated kitchen, ground floor WC and driveway. It is well positioned for access to frequent transport links, local shops as well as being a short distance to the A1 motorway.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, radiator.

LOUNGE 14'1 x 12'10 (4.29 x 3.91m)

Marble insert and hearth, staircase to first floor, double glazed French doors to the rear, radiator, double radiator, laminate floor.

KITCHEN 8'9 x 6'4 (2.67 x 1.93m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, integrated fridge, freezer and washing machine, wall mounted combination boiler, double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 13'1 x 9'6 (max) (3.99 x 2.90m)

Double glazed window to front, radiator

BEDROOM TWO 13'2 x 7'3 (4.01 x 2.21m)

Double glazed window to rear, built in cupboard, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, shaver point, radiator.

FRONT GARDEN

Lawned area, gravelled area, driveway.

REAR GARDEN

Patio, landscaped garden, southerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

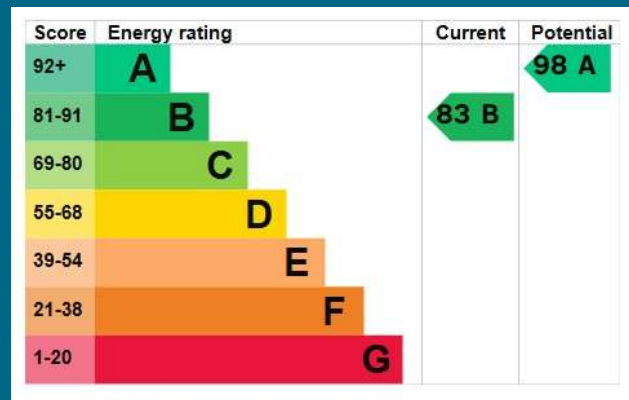
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: B

MANAGEMENT CHARGE: £150.00 per annum

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