



Northfield Road | Gosforth | NE3 3UN

**£310,000**

An opportunity to purchase this traditional 3 bedroom house in need of renovation located on this popular residential road in central Gosforth. The property offers great potential and is well positioned for access to the High Street as well as excellent schools.

Briefly comprising to the ground floor entrance hallway, sitting room, dining room and fully fitted kitchen, To the first floor are 3 bedrooms and a wet room. There are gardens to the front and rear as well as driveway and attached garage. It also benefits from gas fired central heating.

ROOK  
MATTHEWS  
SAYER



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**Traditional semi-detached house**

**3 bedrooms**

**Gas fired central heating**

**Fully fitted kitchen**

**Gardens to the front and rear**

**Access to the High Street as  
well as excellent schools**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Part glazed entrance door, staircase to first floor, double radiator.

**LOUNGE 13'11 (into bay) x 12'10 (into alcove) (4.24 x 3.91m)**

Bay window to front with leaded top lights, fireplace, picture rail, coving to ceiling.

**DINING ROOM 16'9 (into bay) x 12'11 (into alcove) (5.11 x 3.94m)**

Double glazed bay window to rear, coving to ceiling, ceiling rose, radiator.

**HALF LANDING**

**BEDROOM ONE 16'4 (into bay) x 10'5 (4.98 x 3.18m)**

Double glazed bay window, built in cupboard, radiator.

**BEDROOM TWO 11'9 x 9'7 (3.58 x 2.92m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 8'7 x 7'4 (2.62 x 2.24m)**

Double glazed window to front, storage heater.

**WET ROOM**

Walk-in shower, pedestal wash hand basin, low level WC, double glazed frosted window.

**FRONT GARDEN**

Driveway leading to garage.

**REAR GARDEN**

Laid mainly to lawn.

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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.

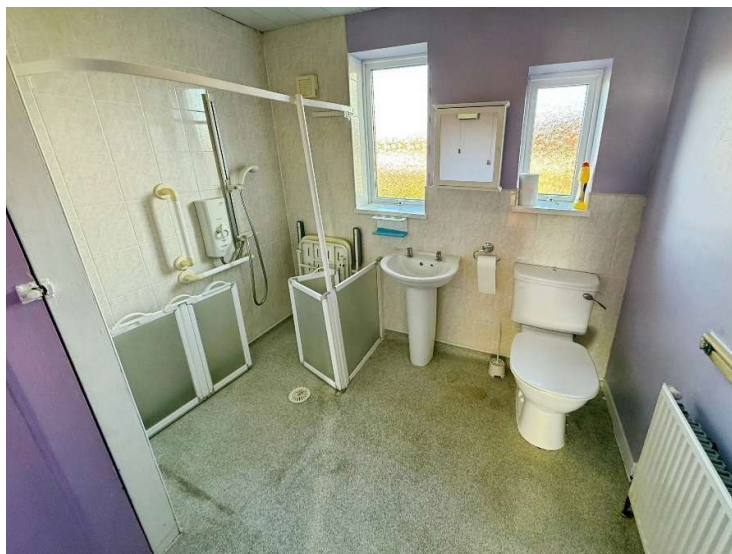
### TENURE

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: C

### EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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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