



Great North Road | Gosforth | NE3 2DQ

£170,000



2



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1

Traditional upper flat

2 double bedrooms

Private westerly facing

Fully fitted kitchen

**Upgraded central heating
boiler**

**Easy walking distance to local
shops, amenities, and Regent
Centre Interchange**

ROOK
MATTHEWS
SAYER

A well appointed traditional upper flat with private westerly facing garden to the rear. The property is ideally suited for a first time buyer and benefits from 2 double bedrooms, good size lounge/dining room, upgraded central heating boiler and UPVC double glazing. It is well positioned within easy walking distance to local shops and amenities as well the Regent Centre Interchange providing frequent bus and metro links to the city centre and Newcastle airport. Gosforth High Street is a short distance away.

The property comprises entrance hallway with staircase leading to the first floor. There is a good size lounge/dining room together with a fully fitted kitchen and bathroom with shower. There are also 2 double bedrooms both with fitted wardrobes. Externally to the rear is a generous westerly facing garden with raised decked patio area.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Part tiled entrance door, staircase to first floor.

LOUNGE/DINING ROOM 15'8 x 17'4 (4.78 x 5.28m)

Double glazed window to front, radiator.

KITCHEN 9'9 x 8'0 (2.97 x 2.44m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, space for washing machine, double glazed window, door to inner staircase leading to rear garden.

BEDROOM ONE 12'8 x 8'9 (3.86 x 2.67m)

Double glazed window, fitted wardrobes, built in cupboard, radiator.

BEDROOM TWO 12'8 x 8'9 (3.86 x 2.67m)

Double glazed window, fitted wardrobes, built in cupboard housing combination boiler, radiator.

FAMILY BATHROOM/WC

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window.

REAR GARDEN

Westerly facing garden, fenced boundaries, greenhouse, raised decked patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

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.

RISKS

Public rights of way through the property? Yes, shared access.

TENURE

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 2023 (997 years remaining)

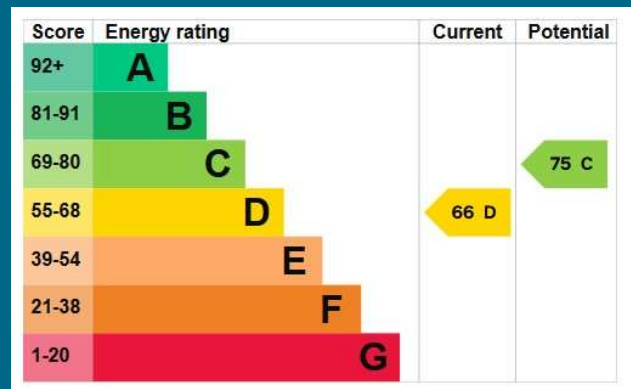
Ground Rent: N/A

Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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