



Great North Road | Gosforth | NE3 2DQ

Offers Over £160,000



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1

Traditional upper flat

Fully fitted kitchen

**Private westerly facing
garden to the rear**

2 double bedrooms

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

Double glazed entrance door, staircase to first floor.

LOUNGE/DINING ROOM 16'9 (into alcove) x 14'10 (into bay) (5.11 x 4.52m)

Double glazed window to front, double glazed bay window to front, coving to ceiling, double radiator.

KITCHEN 10'1 x 8'0 (3.07 x 2.44m)

Base unit, single drainer sink unit, built in electric oven, built in induction hob, space for washing machine, secluded staircase to rear, tiled floor, tiled splash back, storage cupboard, double glazed window.

FIRST FLOOR LANDING

Radiator.

BEDROOM ONE 11'5 x 8'5 (3.48 x 2.39m)

Double glazed window to rear, radiator.

BEDROOM TWO 12'7 x 7'10 (to wardrobes) (3.84 x 2.39m)

Double glazed window to front, fitted wardrobes, fronted sliding doors, radiator.

BATHROOM/W.C.

Panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled floor, radiator, extractor fan, double glazed frosted window to rear.

FRONT GARDEN

REAR GARDEN

Laid mainly to lawn, westerly facing, fenced boundaries, 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.

RESTRICTIONS AND RIGHTS

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

TENURE

Leasehold. 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

GS00015899.DJ.PC.17/12/25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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