



Ashwood Grove | Gosforth | NE13 6PT

Offers Over £270,000

A superb two bedroom semi detached dormer style bungalow occupying a generous corner plot with lovely enclosed gardens, ample off street parking for several cars, attached garage and large workshop. The property would suite a variety of potential purchasers and benefits from a range of quality fixtures and fittings throughout. There are local shops, amenities and transport links nearby and the A1 motorway is a short distance away.

Briefly comprising to the ground floor entrance hall leading to a fully fitted kitchen with a range of wall and base units. There is a large open plan sitting room/dining room with French doors leading to the rear garden. There is also a double bedroom to the ground floor and shower room. To the first floor is a further double bedroom with dual aspect windows and large storage cupboards. Also featured on the first floor is plumbing in place for a potential additional en suite. To the rear of the property is a lovely enclosed garden with gravelled area and decked patio area. To the front there are wrought iron gates leading to a gravelled driveway providing ample parking for several cars. There is also an attached garage and large workshop with power and lighting. Additional features include gas fired central heating via combination boiler and UPVC double glazing.

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Semi detached dormer style bungalow

Two bedrooms

Ample off street parking

Quality fixtures and fittings

Attached garage and large workshop

Close to local shops, amenities and transport links

For any more information regarding the property please contact us today

GROUND FLOOR:

ENTRANCE DOOR

Double glazed entrance door to kitchen.

LOUNGE 14'11 (plus bay) x 12'0 (into alcove) (4.55 x 3.66m)

Double glazed bay window to front, coving to ceiling, radiator and laminate flooring.

DINING ROOM 13'0 x 12'0 (to include staircase) (3.96 x 3.66m)

Staircase to first floor, understairs area, double glazed French door, radiator and laminate flooring.

KITCHEN 11'9 x 9'2 (3.58 x 2.79m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, space for tumble dryer, wall mounted central heating boiler, integrated fridge, freezer and washer, double glazed window to front and side.

INNER HALL

Leading to bedroom one and bathroom, access to loft space.

SHOWER ROOM

Double glazed window, low level WC, step in shower cubicle shower, pedestal wash hand basin and heated towel rail.

BEDROOM ONE 9'8 x 9'2 (2.95 x 2.79m)

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

FIRST FLOOR:

FIRST FLOOR LANDING

Doors off to bedroom two.

BEDROOM TWO 18'10 x 11'6 – 8'4 (5.74 x 3.51-2.54m)

Double glazed window to front and rear, two storage cupboards, and two radiators.

EXTERNAL:

FRONT/SIDE GARDEN

Wrought iron gates opening to a gravelled driveway providing off street parking for several cars, fenced boundaries and lawned area.

GARAGE

Attached with double door that opens out over.

REAR GARDEN

Large garden to rear, laid mainly to lawn, gravelled area, decked patio area and workshop.

WORKSHOP 15'1 x 9'6 (4.59 x 2.90m)

Lighting and power.

T: 0191 284 7999

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

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.

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: D

GS00016177.DJ.PC.29.05.26.V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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 relation to this property.



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.