

Larchwood Avenue | North Gosforth | NE13 6PY

Offers Over £190,000

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- Traditional bungalow in Woodlands Park
- South-facing garden with pond
- Modern conservatory to rear
- Large garage/workshop
- Bay-fronted lounge with fireplace
- Close to amenities and A1 links

RMS | Rook Matthews Sayer

A well-appointed traditional semi-detached bungalow situated on a popular residential road within Woodlands Park, benefiting from a lovely south-facing rear garden, a modern conservatory, and a large garage/workshop. The property is ideally positioned for easy access to local shops, amenities, and transport links, as well as being just a short distance from the A1 motorway.

The accommodation comprises an entrance porch with a partially glazed door leading into the breakfasting kitchen. To the front of the property is a comfortable sitting room with a bay window and feature fireplace. An inner hallway provides access to the loft space, which is boarded and divided into three separate areas with pine wall boarding and doors, a Velux window, lighting, and power points.

There are two bedrooms located to the rear of the property, one of which benefits from fitted wardrobes, while the other features patio doors opening into the modern conservatory. The accommodation is further enhanced by a family bathroom fitted with a shower.

Externally, the property enjoys a delightful south-facing rear garden with a greenhouse and feature pond. To the front, a paved driveway provides off-street parking and leads to a large attached garage/workshop equipped with lighting, power points, a workbench, utility area, and a modern wall-mounted combination boiler.

Additional benefits include uPVC double glazing throughout.

ENTRANCE PORCH
With double glazed entrance door, double glazed window to the front and sides, courtesy light and part glazed door to kitchen.

BREAKFASTING KITCHEN 11'8 x 9'0 (3.56m x 2.74m)
Fitted with a range of wall & base units, single drainer sink unit, built in electric oven and gas hob with extractor hood over, breakfast bar, electric skirting heater, part tiled walls, door to lounge, double glazed window and double glazed door to garage. Telephone point.

LOUNGE 17'0 into bay x 12'2 into alcove (5.18m x 3.71m)
With double glazed bay window to the front, marble fireplace with electric fire, television point, radiator and coving to ceiling. Door to inner hall.

INNER HALL
With built in cupboard, access to loft area via drop down ladder.

BEDROOM ONE 13'2 x 12'0 (4.01m x 3.66m)
Recently fitted robes with TV shelf and drawer unit. Double glazed window to the rear and a radiator. TV and telephone point.

BEDROOM TWO 10'0 x 9'2 (3.05m x 2.79m)
With double glazed door to conservatory and a radiator.

BATHROOM/W.C.
Fitted with a white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level w.c, tiled walls, pvc panelled ceiling with extractor fan. Double glazed frosted window and radiator.

CONSERVATORY 11'3 x 8'6 (3.43m x 2.59m)
With double glazed windows to the rear and sides a radiator and door to rear garden.

EXTERNALLY
The front garden is laid mainly to lawn with planted borders and a block paved driveway. Southerly facing, the well stocked rear garden is laid mainly to lawn with flower, tree & shrub border, feature pond and a greenhouse.

LOFT AREA
Floored with T&G boards to approx 80% area. Divided off into three areas by pine wall boarding and doors. One area with velux roof light, electric point and light, ideal storage. One other area clean storage.

GARAGE/WORK SHOP 33'10 x 14'0 to 8'3 (10.08m x 4.27m to 2.52m)
Up and over door, lighting throughout with power points. Wall mounted combination boiler. Plumbing for washing machine and extraction for drier. Work bench and door to rear garden.

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

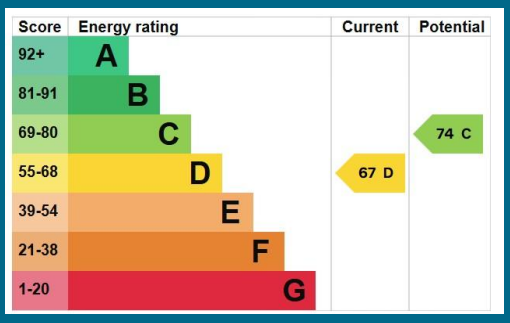
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

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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.

The Property Ombudsman

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