



RMS | Rook
Matthews
Sayer

Glamis Avenue | Gosforth | NE3 5SY

£435,000

A superb 4 bedroom semi detached house located within Melton Park Gosforth. The property has been much improved by the current owners and has been remodelled and extended to create a fabulous family home boasting in excess 1600 sq ft floor area. It occupies a generous plot benefitting from sunny enclosed gardens to both the front and rear. It also includes a garden conversion with en suite shower room, ample off street parking, and car charging point. There are frequent transport links nearby as well as excellent schools within the area. The property is well positioned for access into central Gosforth as well as the A1 motorway.

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4



2



2

Extended and remodelled semi detached

4 bedrooms

2 reception rooms

Westerly facing garden

Ample off street parking

Ideal family accommodation

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, cloaks cupboard.

RECEPTION HALL

Polished ceramic flooring, staircase to first floor, radiator.

W.C.

Double glazed window, low level WC, extractor fan, radiator.

SITTING ROOM 16'3 (into bay) x 14'5 (into alcove) (4.95 x 4.39m)

Double glazed bay window, media wall, coving to ceiling, partial glazed doors to family room.

FAMILY ROOM 19'5 x 11'3 into 8'3 (5.92 x 3.43-2.51m)

Double glazed window to rear, freestanding gas fire stove, double glazed French door to rear, radiator.

BREAKFAST KITCHEN 22'1 x 9'8 (6.73 x 2.95m)

Fitted with a range of wall and base units with granite work surfaces, single drainer sink unit, built in double oven, built in induction hob, extractor hood, integrated dishwasher and microwave, polished ceramic flooring, radiator, door to utility.

UTILITY ROOM

Space for automatic washer, polished ceramic flooring, combination boiler, double glazed door to rear, radiator, door to bedroom one.

BEDROOM ONE 14'1 x 8'10 (to wardrobes) (4.29 x 2.69m)

Double glazed window to front, fitted wardrobes, double glazed door to front, radiator.

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail, extractor fan.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM TWO 16'0 (into bay) x 11'5 (to wardrobe) (4.88 x 3.48m)

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

BEDROOM THREE 10'2 x 11'6 (to wardrobes)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM FOUR 9'1 x 7'3 (2.77 x 2.21m)

Double glazed window to front, built in cupboard, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, polished ceramic flooring, radiator, double glazed frosted window, built in cupboard.

FRONT GARDEN

Decked patio area, double width driveway with gated access.

REAR GARDEN

Westerly facing, decked patio garden.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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.

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	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.

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