



RMS | Rook
Matthews
Sayer

Agnes Maria Street | Gosforth | NE3 3XD

Offers Over £170,000



**Available with no onward
chain**

**Fully modernised mid-terrace
house**

Three-bedrooms

Private yard

**Easy access to Gosforth High
Street**

**Ideally suited to first-time
buyers**

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Available with no onward chain, this well-appointed and fully modernised three-bedroom mid-terrace house is located on a popular residential street on the fringe of central Gosforth.

The property is ideally suited to first-time buyers and benefits from a generous sitting room, a spacious dining kitchen, a private yard, uPVC double glazing, and gas-fired central heating via a combination boiler.

It is well positioned for access to frequent transport links and provides easy access to Gosforth High Street, with its excellent range of bars, restaurants, and coffee shops.

ENTRANCE DOOR LEADS TO: ENTRANCE LOBBY

LOUNGE 18'8 (into alcove) x 16'1 (5.69 x 4.90m)

Double glazed window to front, staircase to first floor, understairs cupboard, radiator.

DINING KITCHEN 16'4 x 11'11 (4.98 x 3.63m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, wall mounted combination boiler, radiator, double glazed window to rear, double glazed door to rear.

FISRT FLOOR LANDING

Door off to: bedroom 1,2 & 3, and bathroom.

BEDROOM ONE 12'11 x 7'7 (plus recess) (3.94 x 2.31m)

Double glazed window to front, radiator.

BEDROOM TWO 12'3 x 7'2 (3.73 x 2.18m)

Double glazed window to front, radiator.

BEDROOM THREE 12'11 (max) x 7'2 (max) (3.94 x 2.18m)

Double glazed window to front, access to roof space, radiator.

BATHROOM/W.C.

Four piece suite comprising panelled bath, step in shower cubicle, low level WC, low level WC, radiator, double glazed frosted window to rear.

YARD

Gated access.

PRIMARY SERVICES SUPPLY

Electricity:

Water: Mains

Sewerage: Mains

Heating: Mains 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.

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.

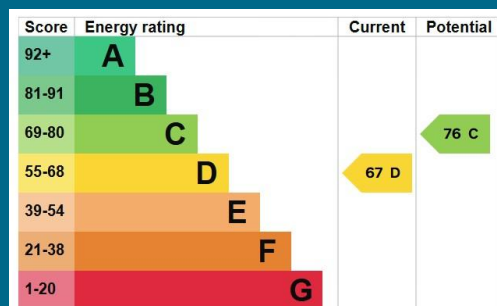
TENURE

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: C

EPC RATING: B

GS00016207.DJ.PC.18.08.26.V.1





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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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