

Rothwell Road | Gosforth | NE3 1UA

Offers Over £250,000

2 1 1

Well appointed end terrace house

Two bedrooms

Fully fitted kitchen

Utility

Private yard

Easy walking distance to Gosforth High Street

RMS | Rook Matthews Sayer

A very well-appointed two-bedroom end-terrace house, ideally positioned within easy walking distance of Gosforth High Street and the Regent Centre Interchange. The property benefits from a range of modern fixtures and fittings, gas-fired central heating, and a private rear yard.

The accommodation briefly comprises an entrance hallway leading to a spacious sitting room with a feature fireplace and staircase to the first floor. There is a fully fitted kitchen together with a utility area providing access to the rear yard. To the first floor, there are two bedrooms and a family bathroom with a shower.

ENTRANCE HALLWAY
Entrance door into the hallway with light oak flooring, radiator.

LIVING ROOM 4.7m (15'5) x 3.86m (12'8)
North facing double glazed window, two central heating radiators, light oak flooring, chimney breast with marble fire surround, cast iron and tiled insert and a granite hearth, alcove to one side, power and TV points.

KITCHEN 4.06m (13'4) x 1.63m (5'4)
Fitted with a range of high gloss wall and base units, built in electric oven & ceramic hob, extractor hood, space for washing machine, integrated fridge and freezer, breakfast bar, radiator, tiled floor, door to rear hallway.

REAR HALLWAY 3.2m (10'6) x 1.8m (5'11)
double glazed window, combination boiler, light oak flooring, radiator, double glazed door.

FIRST FLOOR LANDING
Double glazed window, access to roof space via loft ladder.

MAIN BEDROOM 3.23m (10'7) into the alcoves x 4.45m (14'7)
Double glazed windows to front, radiator.

BEDROOM TWO 3m (9'10) x 2.18m (7'2)
Double glazed window, radiator.

BATHROOM
Panelled bath with shower over, wash hand basin, low level WC, tiled splash back, heated towel rail, tiled floor, extractor fan, double glazed frosted window.

REAR YARD
Gated access.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: On Street

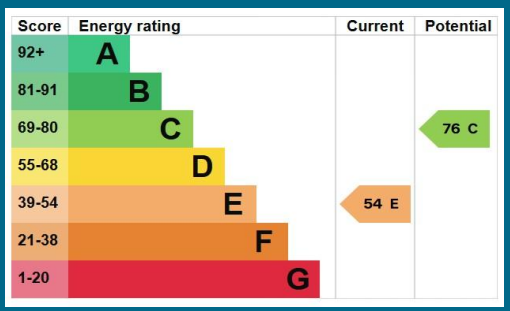
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: A
EPC RATING: E

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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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