



**RMS** | Rook  
Matthews  
Sayer

Causey Street | Gosforth | NE3 4DJ

**OIEO £340,000**



**Delightful mid terraced house**

**2 double bedrooms**

**Modern fully fitted kitchen**

**Private courtyard**

**Large sitting room with wood  
burner**

**Walking distance to the High  
Street**

**RMS** | Rook  
Matthews  
Sayer

A rare opportunity to purchase this delightful mid terraced house located in the heart of central Gosforth. This lovely property would appeal to a variety of potential purchasers and has been much improved to incorporate a range of quality fixtures and fittings. To the ground floor is a large sitting room with wood burner and shutters to windows. This leads to a dining room at the rear which in turn leads to a modern fully fitted kitchen with integrated appliances. To the first floor are 2 double bedrooms the master benefitting from shutters to the window and fitted wardrobes. There is also a quality fitted shower room with walk-in shower. Externally to the rear is a private courtyard with storage shed. There is a pleasant southerly facing town garden to the front. The property is conveniently located within walking distance to the High Street with its range of bars, restaurants and coffee shops as well as frequent transport links to the city centre.

#### ENTRANCE DOOR LEADS TO:

##### ENTRANCE HALL

Entrance door, staircase to first floor.

##### SITTING ROOM 19'2 x 14'10 (5.84 x 4.52m)

Window with shutters, hardwood flooring, wood burner, understairs area, fitted shelves and cupboard to alcove, radiator.

##### DINING AREA 9'11 x 5'11 (3.02 x 1.80m)

Sash window to rear, radiator.

##### KITCHEN 15'3 x 7'5 (4.65 x 2.26m)

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, integrated fridge and freezer, and dishwasher, window to rear, door to rear.

#### FIRST FLOOR LANDING

Doors off to: bedroom 1 & 2, and shower room.

##### BEDROOM ONE 14'11 x 10'7 (4.55 x 3.23m)

Window with shutters, radiator.

##### BEDROOM TWO 11'3 x 8'4 (3.43 x 2.54m)

Window with shutters, radiator.

#### SHOWER ROOM

Walk-in double shower, wash hand basin with set in vanity unit, low level WC, window with shutters.

#### TOWN GARDEN TO FRONT

#### REAR COURTYARD

Storage shed.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

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.

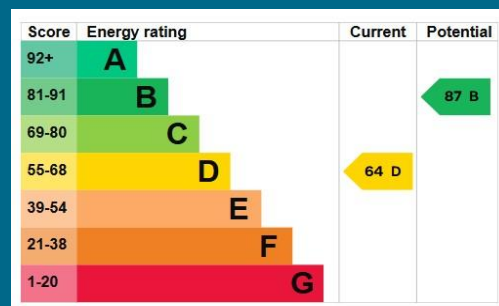
#### TENURE

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: D

#### EPC RATING: D

GS00016169.DJ.PC.22.06.26.V.1





**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.

**T: 0191 284 7999**  
Gosforth@rmsestateagents.co.uk

**RMS** | Rook Matthews Sayer