



RMS | Rook
Matthews
Sayer

Causey Street | Gosforth | NE3 4DJ

£360,000



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**

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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..

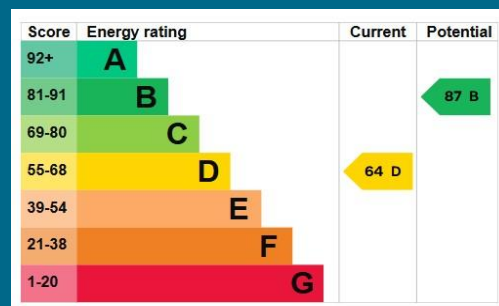
TENURE

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





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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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