



RMS | Rook
Matthews
Sayer

Bridge Park | Gosforth | NE3 2DX

Offers Over £475,000

Viewing comes recommended on this traditional semi detached house located within this secluded leafy residential development on the Northern Fringe of Gosforth. The property occupies a generous plot with large private garden and ample off street parking and is ideally suited for a growing family. To the ground floor is a reception hallway with cosy sitting room with hardwood flooring and open fire. To the rear is a 28ft full width dining kitchen fitted with a range of quality high gloss wall and base units with centre island and granite work surfaces. There is also a separate utility. To the first floor are 3 good size bedrooms with a fabulous 4 piece bathroom suite with walk-in shower. The property also benefits from a large boarded loft space with shower, wash basin and WC. This would be ideal for a home office. Externally is a generous private walled garden with the addition of a large garden room and storage facility. There is also a gravelled driveway providing ample off street parking. Additional features include gas fired central heating via combination boiler and double glazing. The property is conveniently located close to frequent transport links as well as excellent schools, shops and amenities. Gosforth High Street is a short distance away.

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Traditional semi detached house

3 good size bedrooms

Large garden room

Ample off street parking

Ideally suited for a growing family

Large boarded loft space

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH**

Double glazed entrance door, courtesy light.

RECEPTION HALL

Staircase to first floor with spindle banister, understairs cupboard.

SITTING ROOM 15'9 (into bay) x 13'0 (into alcove) (4.80 x 3.96m)

Double glazed bay window to front, feature fireplace with open fire, coving to ceiling, hardwood flooring, radiator.

DINING KITCHEN 28'1 (max) x 13'2 into 8'11 (8.56 x 4.01-2.72m)

Fitted with a range of high gloss wall and base units with centre island and granite work surfaces, single drainer sink unit, built in double oven, built in gas hob, extractor hood, hardwood flooring, integrated dishwasher, wall mounted combination boiler, double glazed windows, double glazed French doors.

UTILITY 8'1 x 7'1 (2.46 x 2.16m)

Space for automatic washer, double glazed window, double glazed door, radiator.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Staircase to 2nd floor.

BEDROOM ONE 14'6 x 11'7 (into alcove) (4.42 x 3.53m)
Window to front, hardwood flooring, radiator.

BEDROOM TWO 13'2 x 12'2 (into alcove) (4.01 x 2.71m)
Window to rear, built in cupboard, radiator.

BEDROOM THREE 8'10 x 7'7 (plus recess) (2.69 x 2.31m)
Window, built in cupboard, radiator.

FAMILY BATHROOM

Walk-in shower, free-standing roll top bath, wash hand basin, set in vanity unit, low level WC, radiator, frosted windows.

SECOND FLOOR LANDING

Boarded loft space, hot water cylinder, step in shower cubicle, wash hand basin, two Velux windows, radiator.

FRONT GARDEN

Gravelled driveway providing ample off street parking.

SIDE GARDEN

Generous lawned garden with walled boarding, large garden room and storage facilities with light and power points.

T: 0191 284 7999

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	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.