



RMS
Rook
Matthews
Sayer

Ivy Road | Gosforth | NE3 1DB

Offer Over £185,000



Fabulous ground floor flat

2 bedrooms

Private drive

Modern kitchen

Large southerly facing yard

**Easy walking distance to the
High Street**

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Viewing comes recommended on this fabulous 2 bedroom ground floor flat located on Ivy Road in central Gosforth. The property offers generous accommodation throughout and maintains much of its former character with ornated plasterwork to ceilings and original stained glass door. It also benefits from a large southerly facing yard to the rear with the addition of a private drive which is rare for a property of this type in Gosforth. It is well positioned within easy walking distance to the High Street with its range of coffee shops, restaurants, shopping facilities and frequent transport links to the city centre.

The property comprises entrance hall with large storage cupboard and stained glass door. The main reception features a bay window with original cornice and ceiling rose. This room could act as the principle sitting room or master bedroom. There is an additional reception to the rear with marble fireplace and laminate flooring. This provides access to a modern kitchen which leads to the family bathroom with shower. There is also a second bedroom with cast iron fireplace. To the rear is a large southerly facing yard with roller door providing access to the rear lane. To the side of the property is a gravelled garden with the addition of a drive providing off street parking. The property also benefits from modern UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Entrance door with stained glass door, staircase to first floor, understairs cupboard.

SITTING ROOM 15'0 x 12'11 (into alcove) (4.57 x 3.94m)

Double glazed window to rear, marble fireplace, living flame effect gas fire, coving to ceiling, radiator, double radiator laminate flooring.

KITCHEN 12'1 x 6'7 (3.68 x 2.01m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, extractor hood, gas cooker point, tiled floor, radiator, double glazed window to rear, double glazed door to rear.

INNER HALL

Space for washing machine.

BEDROOM ONE 17'10 (into bay) x 17'3 (5.44 x 5.26m)

Double glazed bay window, picture rail, cornice to ceiling, ceiling rose, radiator.

BEDROOM TWO 11'2 x 7'9 (3.40 x 2.36m)

Double glazed window to rear, stripped flooring, cast iron fireplace radiator.

FAMILY BATHROOM

Panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, heated towel rail, double glazed frosted window to rear.

FRONT GARDEN

Mainly gravelled, fenced boundaries, driveway.

REAR YARD

Roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains 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.

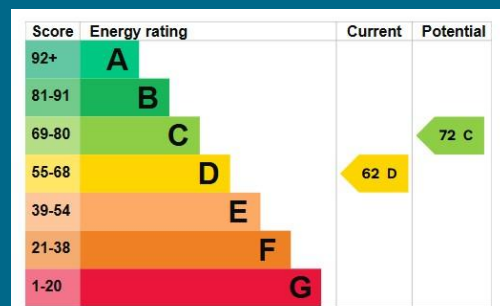
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
 999 years from 2001 (974 years remaining)
 Ground Rent: Peppercorn
 Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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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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