



Hawthorn Mews | Gosforth | NE3 4DA

£395,000

A rare opportunity to purchase this three-bedroom townhouse, located within a secluded residential mews close to Gosforth High Street. The property offers flexible accommodation over three floors and benefits from a lovely westerly-facing garden, front and rear balconies, a ground-floor shower room, driveway and garage. It is conveniently situated within easy walking distance of local shops, restaurants, coffee shops and excellent transport links to Newcastle city centre.

The property comprises an entrance lobby leading to a reception hallway with a staircase to the first floor. There is a ground-floor reception room with French doors opening onto the rear garden. This room could also serve as a third bedroom and benefits from an en-suite shower room. To the first floor is a front-facing sitting room with a bay window and balcony. To the rear is a dining kitchen with a westerly-facing balcony overlooking the garden. To the second floor are two further bedrooms together with a family bathroom fitted with a shower.

Externally, to the rear is a lovely, low-maintenance westerly-facing garden with gated access to the rear lane. To the front is a driveway leading to a single garage with an up-and-over door. The property also benefits from uPVC double glazing and gas-fired central heating.

RMS | Rook
Matthews
Sayer



3



1



2

Three-bedroom townhouse

Driveway and garage

Lovely westerly-facing garden

Front and rear balconies

Ground-floor shower room

Easy walking distance of local shops, restaurants, coffee shops and transport links

For any more information regarding the property please contact us today

GROUND FLOOR

ENTRANCE DOOR LEADS TO: ENTRANCE LOBBY

ENTRANCE HALL

Staircase to first floor with spindle banister, door to garage, radiator.

BEDROOM THREE 12'5 x 9'1 (3.78 x 2.77m)

Double glazed door to rear garden, radiator.

EN SUITE SHOWER ROOM

Three-piece suite comprising a step-in shower cubicle, low level WC, wash hand basin, part tiled walls, double glazed frosted window, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors off to kitchen & sitting room. Built in cupboard, airing cupboard, staircase to second floor with spindle banister.

SITTING ROOM 14'10 (max) x 12'3 (4.52 x 3.73m)

Double glazed window to front, entry phone, coving to ceiling, double glazed patio door to balcony, double radiator.

DINING KITCHEN 9'1 x 12'3 (2.77 x 3.73m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, double glazed door to balcony, built in electric oven, built in gas hob, extractor hood, space for dishwasher, tiled floor, tiled splash back, wall mounted central heating boiler, radiator, double glazed window.

SECOND FLOOR

SECOND FLOOR LANDING

Doors off to bedroom one & two, & bathroom. Access to roof space.

BEDROOM ONE 12'3 x 11'5 (3.73 x 3.48m)

Double glazed window to front, radiator.

BEDROOM TWO 12'3 x 9'1 (3.73 x 2.77m)

Double glazed window to rear, wash hand basin, radiator.

FAMILY BATHROOM

Three piece suite comprising a panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, radiator, extractor fan.

EXTERNAL

FRONT GARDEN

Driveway leading to garage.

REAR GARDEN

Mainly gravelled, patio, westerly facing, patio, fenced boundaries, gated access.

GARAGE

Integral, up & over door, light and power points

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



RMS | Rook Matthews Sayer



RMS | Rook Matthews Sayer



RMS | Rook Matthews Sayer



RMS | Rook Matthews Sayer



RMS | Rook Matthews Sayer



RMS | Rook Matthews Sayer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

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.

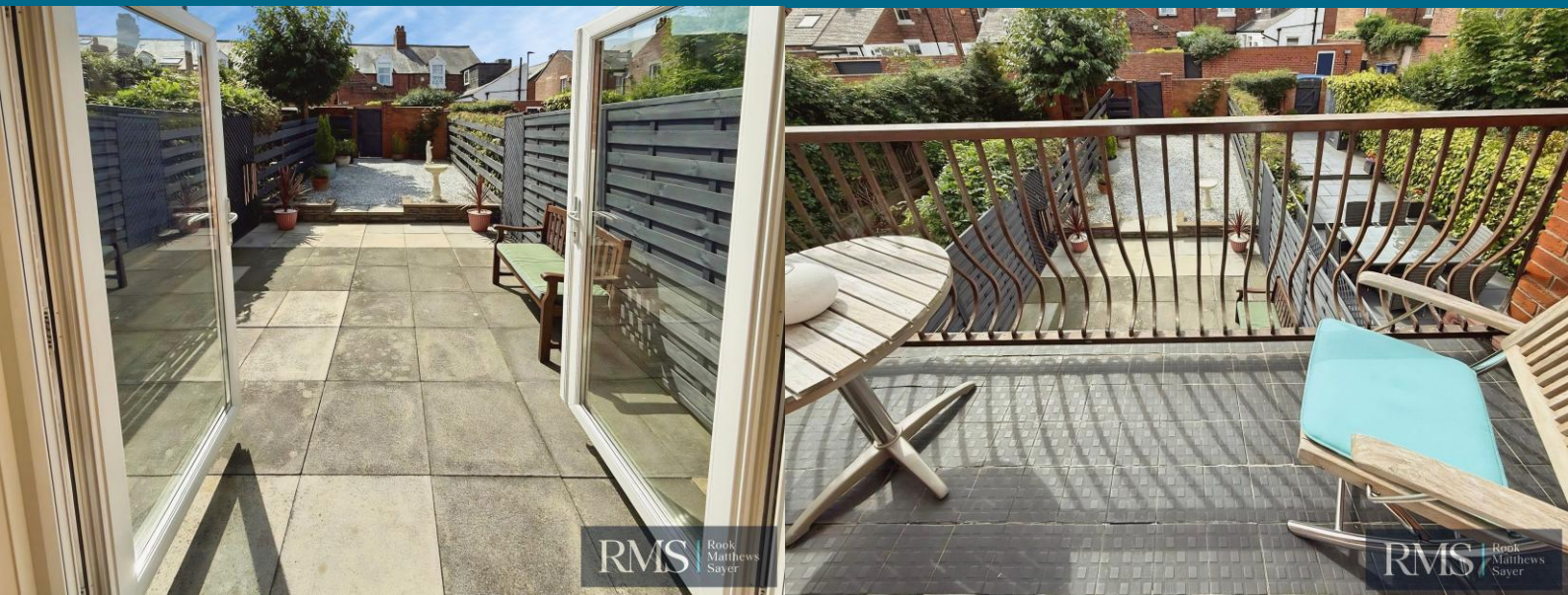
TENURE

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: C

EPC RATING: C

GS00016252.DJ.PC.16.07.26.V.1



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



RMS | Rook
Matthews
Sayer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	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.

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

RMS | Rook
Matthews
Sayer