



RMS | Rook
Matthews
Sayer

Dilston Terrace | South Gosforth | NE3 1XX

Offers Over £475,000

Viewing comes recommended on this lovely period 5 bedroom terraced house tucked away on this pedestrian walkway in South Gosforth. The property offers generous accommodation over three floors and has been much improved by the current owners to create a fabulous family home. It also maintains much of its original features with ornate plasterwork to ceilings and features fireplaces. It is well positioned within easy walking distance to South Gosforth metro station as well as excellent local schools, shops and amenities. Gosforth High Street is a short distance away.

The property comprises entrance vestibule leading to the reception hallway with staircase leading to the first floor. There is a large sitting room to the front with bay window, ornate decorative ceiling coving, picture rail and open fire. There is a good size dining room to the rear with wood burner with split level stairs leading to a cloaks area with understairs cupboard. There is a quality fitted fully integrated kitchen with granite work surfaces which leads to fabulous extended family room with Velux windows and French doors leading to the rear courtyard. To the first floor are 3 bedrooms together with a modern 4 piece bathroom suite with walk-in shower. The second floor comprises an additional 2 bedrooms together with a shower room. Externally to the rear is a private courtyard with raised borders together with a large storage shed. To the front is a town garden with gated access leading to the pedestrian walkway. The property also benefits from modern UPVC double glazing and gas fired central heating via combination boiler.

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5



2



2

Lovely period terraced house

5 bedrooms

Fabulous extended family room

Quality fitted fully integrated kitchen

Easy walking distance to South Gosforth metro station

Modern 4 piece bathroom suite

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
RECEPTION HALL**

Composite entrance door, staircase to first floor with spindle banister, radiator.

SITTING ROOM 17'6 (into bay) x 14'5 (into alcove) (5.33 x 4.39m)

Double glazed bay window, open fire, cornice to ceiling, picture rail, double radiator.

DINING ROOM 12'11 x 9'3 (plus alcove) (3.94 x 2.82m)

Double glazed window to rear, fitted shelves to alcove, understairs alcove, coving to ceiling, wood burner.

SUN ROOM 9'7 x 8'11 (2.92 x 2.72m)

Two Velux windows, radiator, tiled flooring, double glazed French doors.

KITCHEN 10'6 x 12'3 (3.20 x 3.73m)

Fitted with a range of wall and base units incorporating granite work surfaces, Belfast sink, built in electric oven, built in 5 burner hob, extractor hood, integrated fridge, freezer, microwave and washing machine, tiled floor, tiled splash back, double glazed window.

HALF LANDING

Door off to bathroom.

FIRST FLOOR LANDING

Door off to bedrooms 1, 2 & 3. Staircase to second floor with spindle banister.

BEDROOM ONE 15'2 x 13'1 (into alcove) (4.62 x 3.99m)

Double glazed window to front, cast iron fire place, coving to ceiling, radiator.

BEDROOM TWO 13'2 x 11'9 (into alcove) (4.01 x 3.58m)

Double glazed window to rear, coving to ceiling, radiator.

BEDROOM THREE 10'10 x 5'8 (3.30 x 1.73m)

Double glazed window to front, radiator.

HALF LANDING

Door off to shower room

SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, Velux window, shaver point, heated towel rail.

SECOND FLOOR LANDING

Doors off to bedrooms 4 & 5.

BEDROOM FOUR 17'6 x 9'10 (5.33 x 3.00m)

Double glazed dormer window, Velux windows, built in cupboard, radiator.

BEDROOM FIVE 11'9 (max) x 9'5 (3.58 x 2.87m)

Velux window, radiator.

FAMILY BATHROOM/W.C.

Roll top bath, walk in shower, wash hand basin with set in vanity unit, low level WC, part tiled walls, heated towel rail, cupboard housing combination boiler, double glazed frost window.

TOWN GARDEN TO FRONT

Flower, tree and shrub borders.

REAR YARD

Raised borders, storage shed, gate access.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Wood Burner Fire

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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.