



RMS | Rook
Matthews
Sayer

Church Road | Gosforth | NE3 1UE

Offers Over £475,000

Viewing is recommended for this spacious six bedroom terraced home located close to Gosforth High Street. Offering generous and flexible accommodation over three floors and boasting approximately 224 sq mtr of living space, the property is ideally positioned within easy walking distance of local shops, amenities, restaurants, coffee shops, Gosforth Central Park, and excellent schools. South Gosforth Metro station is also a short distance away.

The accommodation comprises an entrance vestibule with stained glass door leading to a welcoming reception hallway and staircase to the first floor. To the front is a large sitting room featuring original ceiling cornice and a bay window. To the rear is a spacious dining room, along with a 24ft open plan kitchen/diner complete with feature fireplace and pantry/store.

The first floor provides three double bedrooms, including a principal bedroom enjoying an elevated position and an original marble fireplace. A family bathroom and separate WC are also located on this level. The second floor offers an additional three double bedrooms and a second bathroom.

Externally, there is a generous rear courtyard with folding doors allowing off street parking, as well as a secluded town garden to the front. Additional features include modern UPVC double glazing and gas fired central heating.

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6



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2

Spacious mid terraced home

No Chain

24ft open plan kitchen/diner

Six double bedrooms

Secluded town garden to the front

Generous rear courtyard

For any more information regarding the property please contact us today

GROUND FLOOR

ENTRANCE VESTIBULE

Entrance door.

RECEPTION HALL

Staircase to first floor.

SITTING ROOM 17'0 x 14'0 (5.18 x 4.27m)

Double glazed bay window to front, radiator, cornice to ceiling.

DINING ROOM 14'9 x 11'7 (4.50 x 3.53m)

Double glazed window to rear, feature fireplace, radiator, laminate flooring, fitted shelves to alcove.

DINING KITCHEN 24'0 x 11'1 (7.32 x 3.38m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, feature fireplace, built in electric oven, built in gas hob, extractor hood, wall mounted combi boiler, double glazed window, stable door, store.

FIRST FLOOR

FIRST FLOOR LANDING

Doors off to: bedrooms 1,2,3 and bathroom. Built in cupboard, staircase to 2nd floor with spindle banister

BEDROOM ONE 15'1 (into alcove) x 18'10 (4.60 x 5.74m)

Double glazed window and bay window to front, marble fireplace, radiator, cornice to ceiling.

BEDROOM TWO 14'9 x 11'11 (4.50 x 3.63m)

Double glazed window to rear, marble fireplace, radiator.

BEDROOM THREE 13'6 x 11'11 (4.11 x 3.63m)

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

FAMILY BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, cupboard, double glazed frosted window.

SEPARATE W.C.

Low level WC, double glazed frosted window.

SECOND FLOOR

SECOND FLOOR LANDING

Doors off to: bedrooms 4,5,6 and bathroom.

BEDROOM FOUR 18'10 x 11'0 (5.74 x 3.35m)

Double glazed window to front, dormer window, skylight, radiator.

BEDROOM FIVE 13'5 x 11'7 (4.09 x 3.53m)

Double glazed window to rear, radiator.

BEDROOM SIX 15'6 x 10'4 (4.72 x 3.15m)

Double glazed window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath, wash hand basin, low level WC.

EXTERNAL

TOWN GARDEN

Hedge boundaries.

REAR COURTYARD

Folding doors providing off street parking

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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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: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 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.