

# Burnside Road Gosforth

An outstanding four bedroom semi detached house located within this desirable residential road just off Broadway East in Gosforth. This superb property has been fully modernised and extended to incorporate a 27ft full width extension to the rear providing additional living space together with a bedroom extension over the garage with en suite shower room. There are beautiful well maintained gardens to the rear with summerhouse, and ample off street parking to the front with integral garage. The property also benefits from a ground floor WC, modern UPVC double glazing and gas fired central heating. There are excellent schools within the area and the Regent Centre Interchange is within easy walking distance. Gosforth High Street is a short distance away with its range of bars, restaurants and coffees shops.

The property comprises entrance porch leading to the reception hallway with 'Karndean' flooring. There is a front facing sitting room with bay window and marble fire place with French doors leading to the kitchen. The kitchen incorporates a range of quality fitted units with integrated appliances and 'Karndean' flooring which follows on into the fabulous rear extension with fitted cupboards, Velux windows and triple French doors leading to the rear garden. To the first floor are four bedrooms with en suite to the guest bedroom. There is also a family bathroom with shower. Externally to the rear is a beautiful well maintained garden with summerhouse and children's climbing frame. To the front there is ample off street parking and a single integrated garage with up and over door.

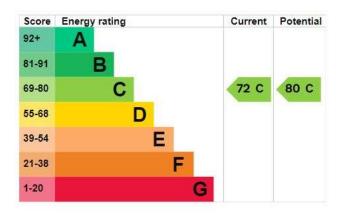
Offers Over: £495,000











### **Burnside Road**

### Gosforth

### ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and sides, courtesy light.

#### **RECEPTION HALL**

Cloaks cupboard, radiator, 'Karndean' flooring.

### LOUNGE 15'10 (into bay) x 14'2 (into alcove) (4.83 x 4.32m)

Double glazed bay window to front, marble fireplace, radiator, partial glazed doors.

# FAMILY ROOM/DINING ROOM 27'4 x 10'10 (8.33 x 3.30m)

Three double glazed French doors, three Velux windows, two radiators, 'Karndean' flooring.

### KITCHEN 23'0 (max) x 9'11 (7.01 x 3.02m)

Fitted with a range of wall and base units, 1 % bowl sink unit, built in double oven, built in gas hob, extractor hood, larder fridge, dish washer.

#### UTILITY

Space for automatic washer.

#### W.C

Low level WC, pedestal wash hand basin, tiled flooring, radiator.

### FIRST FLOOR LANDING

Access to roof space via loft ladder (partial boarded).

### BEDROOM ONE 16'4 (into bay) x 11'5 (to wardrobe) (4.98 x 3.48m)

Double glazed bay window to front, fitted wardrobes with sliding doors.

### BEDROOM TWO 10'2 x 11'5 (to wardrobe) (3.10 x 3.48m)

Double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM THREE 16'1 x 7'4 (4.90 x 2.24m)

Double glazed window to front. Radiator.

### **EN SUITE SHOWER ROOM**

Three piece suite comprising: step in shower cubicle, pedestal wash hand basin, low level WC, tiled floor, heated towel rail, double glazed frosted window to rear, extractor fan.

## BEDROOM FOUR 10'10 (max into recess) x 7'4 (to wardrobe) (3.30 x 2.24m)

Double glazed window to front, fitted wardrobes, radiator.

### BATHROOM/W.C.

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan, double glazed frosted window to rear.

### **FRONT GARDEN**

Lawned arear, block paved driveway.

#### **REAR GARDEN**

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, summerhouse, children's climbing frame.

#### **GARAGE**

Up and over door, light and power points.

#### **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

GS14659/DJ/PC/03.10.23/V.1













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.

interests to check the working condution or any appliances. Mish has not sought to verify the legal true 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.

**16 Branches across the North-East** 

