



Beacon Drive Wideopen

A well appointed semi detached house located within the leafy Brunswick Green development near Wideopen. The property benefits from a range of modern fixtures and fittings together with UPVC double glazing, gas fired central heating, lovely gardens and garage. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

The property comprises entrance porch leading to the reception hallway with wc and staircase leading to the first floor. There is a front facing sitting room and a dining room to the rear, both with solid wood flooring. The kitchen comprises a range of modern wall and base units. To the first floor are three bedrooms two of which have fitted wardrobes. There is also a four piece bathroom suite with Jacuzzi style bath. To the rear is an enclosed garden with feature pond which also provides access to the garage. There is a pleasant lawned garden to the front.

OFFERS OVER £200,000

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



Beacon Drive Wideopen

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

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

ENTRANCE HALL

Staircase to first floor, built in cupboard housing central heating boiler, ducted air vent.

W.C.

Double glazed window, low level WC.

SITTING ROOM 15'1 x 11'3 (4.60 x 3.43m)

Double glazed window, ducted air vent, solid wood flooring.

DINING ROOM 11'4 x 10'3 (3.45 x 3.12m)

Double glazed window to rear, ducted air vent, solid wood flooring.

KITCHEN 13'3 x 8'0 (4.04 x 2.44m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, space for automatic washer, built in cupboard, ducted air vent, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window, access to roof space, built in cupboard, airing cupboard, housing hot water cylinder.

BEDROOM ONE 10'10 x 10'8 (3.30 x 3.25m)

Double glazed window, fitted wardrobes, ducted air vent.

BEDROOM TWO 12'2 x 10'0 (3.71 x 3.05m)

Double glazed window to rear, fitted wardrobes, ducted air vent.

BEDROOM THREE 8'10 x 7'10 (2.69 x 2.39m)

Double glazed window to front.

BATHROOM/W.C.

Four piece suite comprising: panelled bath, wash hand basin, low level WC, bidet, tiled walls, jacuzzi style bath, double glazed frosted windows.

FRONT GARDEN

Laid mainly to lawn, planted borders.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, fenced boundaries, gated access.

GARAGE

Detached, up and over door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal / Coverage: Average

Parking: Garage

MATERIAL / CONSTRUCTION ABNORMALITIES

standard construction

RESTRICTIONS AND RIGHTS

Listed? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Low

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has no accessibility adaptations:

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.

Length of Lease: 999 years from December 1968

Ground Rent: £15 per annum. Planned increase TBC

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: C

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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