



Cheltenham Close North Gosforth

An immaculate modern three bedroom end link house occupying a prime position within this popular residential development in North Gosforth constructed by Barratt Homes. The property is ideally suited for a first time buyer and benefits from a ground floor WC, en suite master shower room and two allocated parking spaces. 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 hallway with storage cupboard and WC. There is a sitting room with French doors leading to the rear garden together with a breakfasting kitchen with modern high gloss wall and base units. To the first floor are three bedrooms, master en suite shower and a family bathroom with shower. Externally to the rear is an enclosed garden with patio area and gated access to the side. To the front is a town garden and two allocated parking spaces. The property also features UPVC double glazing and gas fired central heating.

Offers Over **£200,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

W.C.

low level WC, pedestal wash hand basin.

SITTING ROOM 14'5 x 15'0 (4.39 x 4.57m)

Double glazed French door.



BREAKFAST KITCHEN 12'0 x 8'1 (3.66 x 2.46m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, radiator, double glazed window.

FIRST FLOOR LANDING

Built in cupboard, radiator.

BEDROOM ONE 11'10 x 8'7 (3.61 x 2.62m)

Double glazed window to rear, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, wash hand basin with set in vanity units, low level WC, shaver point, extractor fan, radiator.



BEDROOM TWO 10'2 x 8'6 (3.10 x 2.59m)

Double glazed window to front, radiator.

BEDROOM THREE 8'10 x 6'3 (2.69 x 1.91m)

Double glazed window to rear, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity units, low level WC. Part tiled walls, extractor fan, double glazed frosted windows to front.

FRONT GARDEN

Two allocated parking spaces.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

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. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

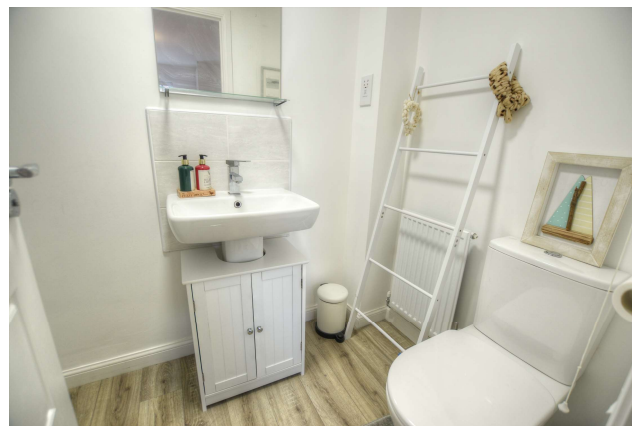
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Management Charge: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: B

GS00014832.DJ.PC.06.02.24.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.

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

