



## Princes Avenue Gosforth

A super stylish semi detached house occupying a pleasant cul-de-sac position within the popular Grange Park development in Gosforth. This superb property is presented to the highest of standards and benefits from a range of quality fixtures and fittings together with lovely southerly facing garden to the rear, driveway and attached garage. It is well positioned for access to excellent local schools as well as bus and metro links at the Regent Centre Interchange. Gosforth High Street is a short distance away.

The property comprises entrance hallway with composite flooring and staircase leading to the first floor. There is a light and airy through lounge dining room with bay window and patio door leading to the rear garden. There is a modern fully fitted kitchen incorporating a range of hardwood wall and base units. This in turn leads to the utility room which also provides access to the garage and rear garden. To the first floor are three bedrooms and a quality fitted four piece bathroom suite with separate glass fronted walk-in shower. Externally to the rear is a lovely landscaped southerly facing garden with porcelain patio area and planted borders. There is a lawned garden to the front with driveway leading to an attached garage with up and over door.

### Offers Over **£310,000**

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed composite entrance door, staircase to first floor.

### SITTING ROOM 14'1 x 12'6 (4.29 x 3.81m)

Double glazed bay window to front, feature fireplace.



### DINING ROOM 12'6 x 9'10 (3.81 x 3.00m)

Double glazed door to rear garden.

### KITCHEN 12'6 x 8'10 (3.81 x 2.69m)

Fitted with a range of wall and base units, single drainer sink unit, door to utility, double glazed window.



### UTILITY 8'8 x 6'7 (2.64 x 2.01m)

Space for automatic washer, door to garage, door to side.

## FIRST FLOOR LANDING

### BEDROOM ONE 13'10 x 12'2 (4.22 x 3.71m)

Double glazed window to front, radiator.

### BEDROOM TWO 10'2 x 13'8 (3.10 x 4.17m)

Double glazed window to rear, radiator.

### BEDROOM THREE 8'9 x 6'7 (2.67 x 2.01m)

Double glazed to front, radiator.

## BATHROOM/W.C.

Four piece suite comprising panelled bath, walk-in double shower, wash hand basin, low level WC, tiled floor, tiled walls, double glazed frosted window to rear.

## FRONT GARDEN

Laid mainly to lawn, driveway.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



## REAR GARDEN

Laid mainly to lawn, patio, planted borders.

## GARAGE

Attached, up and over door, light and power points.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## 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

**COUNCIL TAX BAND: C**

**EPC RATING: D**

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**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.

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