



Cheswick Drive Gosforth

A very well appointed 3 bedroom semi detached house located within this popular residential road in Garden Village Gosforth. The property has been much improved include replacement UPVC windows and gas fired central heating via combination boiler. There is a lovely garden to the rear together with driveway and garage. There are frequent bus and metro links nearby as well as local shops and amenities. Gosforth High Street is a short distance away.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front with dining room to the rear. The kitchen comprises a range of modern wall and base units. To the first floor are 3 bedrooms together with a family bathroom with shower. To the rear of the property is a lovely mature garden with decked patio area. There is a lawned garden to the front with driveway leading to a single garage.

Offers Over **£250,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, double radiator.

LOUNGE 13'7 x 12'7 (into alcove) (4.14 x 3.84m)

Double glazed window to front, feature fireplace, double radiator.



DINING ROOM (10'5 x 8'2) (3.18 x 2.49m)

Double glazed window to rear, double radiator.

KITCHEN 10'5 x 7'4 (3.18 x 2.24m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, extractor hood, space for automatic washer, space for automatic dishwasher, tiled splash back, double glazed window to side and rear, double glazed door rear.



FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder, boarded loft space with Velux window.

BEDROOM ONE 13'6 x 8'10 (into alcove) (4.11 x 2.69m)

Double glazed window to front, radiator.

BEDROOM TWO 11'1 x 9'4 (3.38 x 2.84m)

Double glazed window to front, radiator.

BEDROOM THREE 10'8 (into doorway) x 6'10 (3.25 x 2.08m)

Double glazed window to front, build in cupboard housing combi boiler, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, part tiled walls, radiator, double glazed frosted window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Laid mainly to lawn, gravelled area, decked patio, flower, tree and shrub borders.

GARAGE

Detached, 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 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.

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: B

EPC RATING: D

GS00015376.DJ.PC.18.11.24.V.1





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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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