



## Ascot Drive North Gosforth

Viewing comes recommended on this modern 3 bedroom semi-detached house located within this popular residential development in North Gosforth. The property benefits from a ground floor WC, fully integrated kitchen and en suite to master bedroom. There is an open aspect southerly facing garden to the rear together with ample off street parking to the front. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Offers Over **£220,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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# Ascot Drive North Gosforth

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door.

### W.C.

Low level WC, wash hand basin, extractor fan, radiator.

### SITTING ROOM 16'2 x 11'10 (4.93 x 3.61m)

Double glazed window to front and side, radiator.



### DINING KITCHEN 15'0 x 10'7 (4.57 x 3.23m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, integrated fridge, freezer, washing machine and dishwasher, wall mounted central heating boiler, radiator, double glazed window, double glazed French doors.

### FIRST FLOOR LANDING

Access to roof space, built in cupboard, radiator.

### BEDROOM ONE 13'11 (into recess) x 8'9 (4.24 x 2.67m)

Double glazed window to front, radiator.

### EN SUITE SHOWER ROOM

Step in shower cubicle, wash hand basin, low level WC, double glazed frosted window, extractor fan, radiator.

### BEDROOM TWO 10'2 x 8'7 (3.10 x 2.62m)

Double glazed window to rear, radiator.

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

Double glazed window to front, radiator.



### BATHROOM/W.C.

Panelled bath, pedestal wash hand basin, low level WC, radiator, extractor fan, double glazed frosted window to rear.

### DRIVE WAY TO SIDE OF HOUSE

### REAR GARDEN

Laid mainly to lawn, patio, southerly facing, fenced boundaries, gated access.

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: Cable

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.

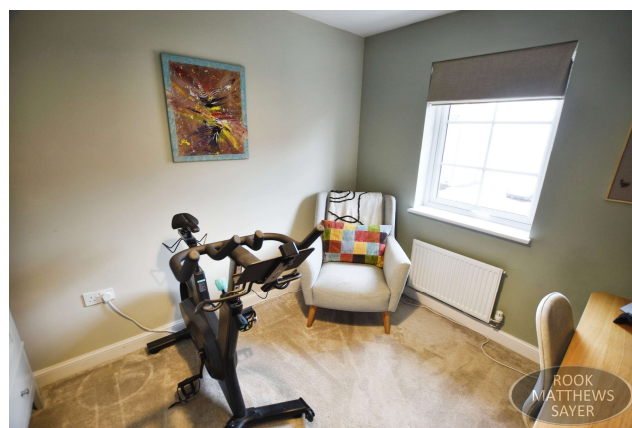
### TENURE

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: C**

**EPC RATING: B**

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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.

**16 Branches across the North-East**

