



Ferndene Court Gosforth

An opportunity to purchase this 3 bedroom town house occupying a pleasant position within this secluded residential development just off Moor Road South in Gosforth. The property offers generous accommodation boasting in excess 1300 sq ft floor area. It features a full with southerly facing balcony and good size garage. There are lovely well maintained communal gardens within the development as well as residents parking. The property comprises to the ground floor reception hallway with WC and staircase to the first floor. There is also access to the utility and garage. To the first floor is a generous dual aspect lounge/dining room with patio doors leading to a southerly facing full width balcony. There is also a modern fully fitted kitchen with granite work surfaces. To the second floor are 3 bedrooms one of which is currently being used as an office with the other as a walk-in dressing room. There is also a family bathroom with separate shower. Additional features include gas fired central heating and UPVC double glazing. The property is well positioned within easy walking to Gosforth High Street with its range of bars, restaurants and coffee shops. South Gosforth Metro Station is a short distance away.

Offers Over **£445,000**

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ENTRANCE DOOR LEADS TO: RECEPTION HALL

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

W.C.

Low level WC, wash hand basin with set in vanity unit, tiled floor, radiator.

SITTING ROOM 23'1 x 16'4 (7.04 x 4.98m)

Double glazed window, double glazed French door to balcony, two double radiators.

KITCHEN 14'7 x 7'11 (4.45 x 2.41m)

Fitted with a range of wall and base units with granite work surfaces, 1 ½ bowl sink unit, built in electric oven, built in induction hob, extractor hood, integrated dishwasher, double glazed window.

UTILITY

Sink unit, fitted cupboards, space for automatic washer, combination boiler, door to garage.

FIRST FLOOR LANDING

Radiator, staircase to 2nd floor.

SECOND FLOOR LANDING

Double glazed window, built in cupboard.

BEDROOM ONE 12'7 (to wardrobes) x 9'10 (3.84 x 3.00m)

Double glazed window, fitted bedroom furniture, fitted wardrobes, radiator.

BEDROOM TWO 13'8 x 10'0 (max) (4.17 x 3.05m)

Double glazed window, fitted office furniture, radiator.

BEDROOM THREE 10'2 x 21'0 (to wardrobes) (3.10 x 6.40m)

Double glazed window, fitted wardrobes, radiator.

BATHROOM/W.C.

Four piece suite comprising: panelled bath, wash hand basin with set in vanity unit, step in shower cubicle, low level WC, tiled walls, heated towel rail, tiled floor, double glazed window.



COMMUNAL GARDENS

GARAGE

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, no parking boats, caravans or mobile homes on site.

TENURE

Leasehold and a share of freehold title.

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.

999 years from 1967 (941 years remaining)

Ground Rent: N/A

Service Charge: N/A

Management Charges: £150.00 per month - Review Period: 1st April 2025

COUNCIL TAX BAND: D

EPC RATING: D

GS00015528.DJ.PC.07.03.25.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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

