



Audley Road | South Gosforth | NE3 1QH

**£167,500**



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**Traditional ground floor flat**

**Modern fully fitted kitchen**

**Easy walking distance to  
South Gosforth metro station**

**2 bedrooms**

**Private yard to the rear**

**Ideally suited for a first time  
buyer**

ROOK  
MATTHEWS  
SAYER

A well appointed traditional ground floor flat located within this popular residential road in South Gosforth. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings together with private yard to the rear. The property is conveniently located within easy walking distance to South Gosforth metro station as well as the Freeman Hospital and Jesmond Dene. Gosforth high Street is a short distance away.

Briefly comprising entrance hallway with main bedroom to the front with feature fireplace and bay window. There is a further double bedroom to the rear with sitting room leading to a modern fully fitted kitchen. There is a bathroom with shower. Externally to the rear is a private yard with small town garden to the front. The property also benefits from UPVC double glazing and gas fired central heating.

#### ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, built in cupboard, radiator.

#### SITTING ROOM: 12'2 X 15'6

Double glazed window to rear, feature fireplace, radiator, built in cupboard.

#### KITCHEN: 8'5 x 7'10

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, space for automatic washer, double glazed window to rear, double glazed door to rear.

#### BEDROOM ONE: 13'11 (into bay) x 15'8

Double glazed bay window, coving to ceiling, feature fireplace, radiator, laminate flooring.

#### BEDROOM TWO: 12'2 x 8'8

Double glazed window to rear, feature fireplace, radiator.

#### FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, wash hand basin, low level WC, double glazed frosted window.

#### SMALL TOWN GARDEN TO FRONT

#### PRIVATE YARD TO REAR

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

#### 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

Leasehold. 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 1993 (967 years remaining)

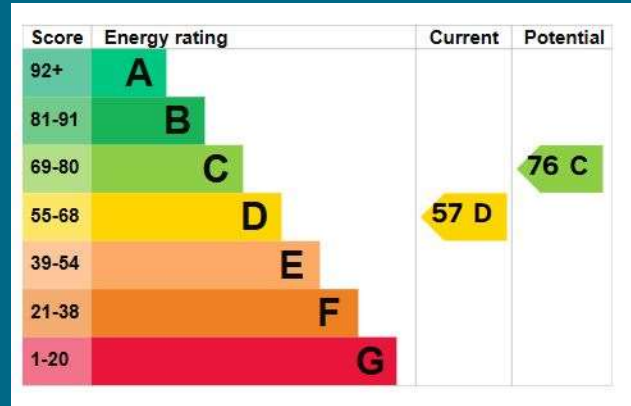
Ground Rent: Peppercorn

Service Charge: N/A

#### COUNCIL TAX BAND: A

#### EPC RATING: D

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