



Belmont Avenue | Melton Park | NE3 5QD

Offers Over £400,000

Viewing is essential to appreciate this very well appointed semi detached house located in Melton Park Gosforth. This much loved family home occupies a generous plot with beautiful gardens backing onto woodland. It benefits from a range of modern fixtures and fittings together with ground floor WC, conservatory, 19 ft breakfasting kitchen and utility. There are also 2 good size reception rooms. To the first floor are 3 bedrooms all with fitted wardrobes. There is also a family bathroom incorporating a separate shower. To the front is a gravelled garden with paved driveway leading to an attached garage. Additional features include gas fired central heating and UPVC double glazing. There are frequent transport links nearby as well as excellent schools within the area. Gosforth High Street is a short distance away.

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2



1

Semi detached house

Generous plot

3 bedrooms

19 ft breakfasting kitchen

2 reception rooms

**Excellent schools within the
area**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH:

Double glazed entrance door, double glazed windows courtesy light.

RECEPTION HALL:

Staircase to first floor, double radiator.

W.C.:

Double glazed window, wash hand basin with set in vanity unit, shaver point, double radiator.

LOUNGE: 15'6 (into bay) x 14'3 (into alcove) (4.72 x 4.34m)

Double glazed bay window to front, feature fireplace, coving to ceiling, radiator, double radiator, partial glazed door to dining room.

DINING ROOM: 11'3 x 10'1 (3.43 x 3.07m)

Double glazed patio doors to conservatory, coving to ceiling, radiator.

CONSERVATORY:

Double glazed windows to rear and side, double glazed French door, tiled floor.

BREAKFAST KITCHEN: 19'7 x 8'3 (plus recess) (5.97 x 2.51m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built ceramic hob, tiled floor, tiled splash back, integrated fridge and dish washer, radiator, door to garage, door to utility.

UTILITY 12'9 x 6'5 (3.89 x 1.96m)

Sink unit, space for automatic washer, combination boiler, composite UPVC door to rear, double glazed window, double radiator.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING:

Access to roof space via loft ladder.

BEDROOM ONE: 16'1 (into bay) x 11'5 (to wardrobe) (4.90 x 3.48m)

Double glazed bay window to front, fitted wardrobes, coving to ceiling, radiator.

BEDROOM TWO: 11'3 (to wardrobes) x 10'4 (3.43 x 3.15m)

Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator.

BEDROOM THREE: 7'2 (to wardrobes) x 6'8 (plus doorway) (2.18 x 2.03m)

Double glazed window to front, built in wardrobe, coving to ceiling, radiator, laminate flooring.

FAMILY BATHROOM:

Four piece suite comprising: panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC, tiled walls, shaver point, heat towel rail, double radiator, double glazed frosted window.

SEPARATE W.C.

Low level WC, double glazed frosted window.

FRONT GARDEN:

Paved driveway, gravelled area.

REAR GARDEN:

Laid mainly to lawn, flower, tree and shrub borders, fenced boundaries, garden shed, greenhouse.

GARAGE

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

T: 0191 284 7999

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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: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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



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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