



## Dene View Gosforth

An opportunity to purchase this very well appointed and extended 4 bedroom semi detached house located within this sought after residential road in South Gosforth. The property is well positioned for access to South Gosforth metro station, Jesmond Dene, The Freeman Hospital and excellent local schools. Gosforth High Street is a short distance away.

The property comprises entrance hallway with staircase leading to the first floor. There is a sitting room to the front with bay window together with 24ft open plan kitchen diner with a range of modern fitted wall and base units. There is also a ground floor WC. To the first floor are 4 good size bedrooms 2 of which have fitted wardrobes. There is also a family bathroom with shower. Externally to the rear is a private lawned garden with raised sandstone patio area. There is ample off street parking to the front via a double width block paved driveway. There is also a single garage with double timber doors. The property also benefit from UPVC double glazing and gas fired central heating.

## Offers Over **£370,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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### ENTRANCE DOOR LEADS TO:

#### ENTRANCE HALL

Part glazed entrance door, hardwood flooring, staircase to first floor, radiator.

### SITTING ROOM 14'9 x 12'5 (4.50 x 3.78m)

Double glazed bay window to front, feature fireplace, hardwood flooring, coving to ceiling, radiator



### DINING KITCHEN 24'7 x 15'2 (7.49 x 4.62m)

Fitted with a range of wall and base units, hardwood flooring, built in electric oven, built in gas hob, extractor hood, understairs cupboard, hardwood flooring, two radiators, door to garage, double glazed window, double glazed bay window.

### W.C.

Low level WC, wash hand basin.



### BEDROOM ONE 14'11 x 11'2 (4.55 x 3.40m)

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

### BEDROOM TWO 12'10 x 11'7 (3.91 x 3.53m)

Double glazed window to rear, fitted wardrobe, radiator.

### BEDROOM THREE 15'11 x 7'2 (4.85 x 2.18m)

Double glazed window to rear, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### BEDROOM FOUR 8'6 x 7'4 (2.59 x 2.24m)

Double glazed window to front, radiator.

### BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, hardwood flooring, radiator, double glazed frosted window.



## FRONT GARDEN

Lawned area, paved driveway.

## REAR GARDEN

Laid mainly to lawn, raised sandstone patio.

## GARAGE

Integral, double timber doors, 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: C

## EPC RATING: D

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**16 Branches across the North-East**

