



Regent Farm Road Gosforth

No onward chain

A traditional 3 bedroom semi detached house well positioned for access to excellent local schools, shops, amenities, bus and metro links. The property is ideally suited for a growing family with lovely garden to the rear, driveway and attached garage together with UPVC double glazing and gas fired central heating.

Guide Price **£260,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, understairs cupboard, cloaks cupboard, double radiator.



LOUNGE 13'8 (into alcove) x 12'10 (plus bay) (4.17 x 3.66m)

Double glazed bay window to front, living flame effect gas fire, coving to ceiling, radiator, glazed sliding door to dining room.

DINING ROOM 10'6 x 10'5 (3.20 x 3.18m)

Coving to ceiling, double glazed door to garden, double radiator.



KITCHEN 10'6 (max) x 9'8 (max) (3.20 x 2.95m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, space for automatic washer, tiled splash back, built in cupboard, radiator, door to garage, double glazed window to rear.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space, built in cupboard housing combi boiler.

Waiting on EPC

BEDROOM ONE 12'8 (to wardrobe) x 11'2 (3.86 x 3.40m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 13'0 x 9'2 (3.96 x 2.79m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'11 x 6'9 (to wardrobes) (2.72 x 2.06m)

Double glazed window to front, built in wardrobes, radiator.



FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, shaver point, radiator, double glazed frosted window to rear.

FRONT GARADEN

Paved driveway.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries.

GARAGE

Attached, electronically operated up and over door.



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: TBC

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