



ROOK  
MATTHEWS  
SAYER

Oakfield Terrace | Gosforth | NE3 4RQ

## Offers Over £330,000

An opportunity to purchase this lovely double fronted mid terraced bungalow located within this sought after residential street just off Ashburton Road in Gosforth. The property offers generous and versatile accommodation and has been fully modernised to incorporate a range of quality fixtures and fittings throughout. It also benefits from a delightful garden to the rear and good size garage.

Briefly comprising entrance hallway which provides access to a sitting room with bay window which could act as an additional bedroom. There is also a further bedroom to the front with fitted wardrobes. There is a good size lounge/dining room with access to a further bedroom to the rear. There is a modern fully fitted kitchen which leads to a quality fitted wet room with walk-in shower. To the rear of the property is a well maintained garden which provides access to a good size garage with up an over door. The property also benefits from modern UPVC double glazing and gas fired central heating. There are local shops on Ashburton Road as well as frequent transport links nearby. Gosforth High Street is a short distance away.

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**Double fronted mid terraced bungalow**

**2/3 bedrooms**

**Modern fully fitted kitchen**

**Delightful garden to the rear**

**Good size garage with up an over door**

**Local shops and frequent transport links nearby**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Double glazed entrance door, laminate flooring.

**SITTING ROOM 16'7 (into bay) x 12'0 (into alcove) (5.05 x 3.66m)**

Double glazed bay window to front, feature fireplace, living flame effect gas fire, picture rail, coving to ceiling, radiator.

**LOUNGE/DINING ROOM 15'4 x 15'11 (max) (4.67 x 4.85m)**

Double glazed window to rear, feature fireplace, living flame effect gas fire, picture rail, built in cupboard, radiator.

**KITCHEN 15'5 (max) x 10'2 (4.70 x 3.10m)**

Fitted with a range of wall and base units, ceramic 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, space for automatic washer, tiled floor, tiled splash back, wall mounted combination boiler, radiator, double glazed window, double glazed door.

**INNER LOBBY**

Meter cupboard.

**BEDROOM ONE 15'7 x 9'4 (to wardrobes) (4.75 x 2.84m)**

Double glazed window to rear, fitted wardrobes, picture rail, radiator.

**BEDROOM TWO 14'1 x 8'10 (to wardrobes) (4.29 x 2.69m)**

Double glazed window to front, fitted wardrobes, picture rail, radiator.

**WET ROOM**

Walk in shower, wash hand basin with set in vanity unit, low level WC, part tiled walls, tiled flooring, double radiator, extractor fan, double glazed frosted window.

**TOWN GARDEN TO FRONT**

Mainly paved.

**REAR GARDEN**

Mainly gravelled, patio, planted borders, gated access, cold water supply.

**GARAGE 19'6 x 10'5 (6.05 x 3.18m)**

Up and over door, light and power points.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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.

### AGENTS NOTE

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

### 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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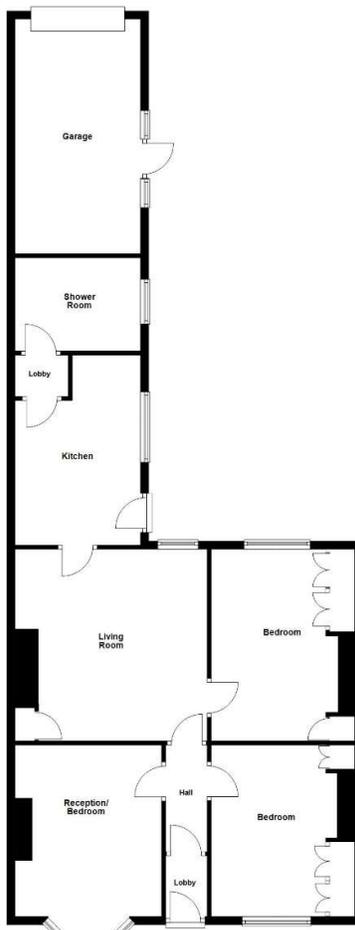


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Ground Floor



Total area: approx. 116.3 sq. metres (1252.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanIt360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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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