



Wall Close | Gosforth | NE3 3UG

Offers Over £160,000



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Traditional mid terraced house

3 good size bedrooms

Modern kitchen and bathroom suite

Replacement UPVC windows

Frequent transport links, local
shops and schools

Ideally suited for a first time
buyer

ROOK
MATTHEWS
SAYER

A well appointed traditional mid terraced house ideally suited for a first time buyer. The property has been much improved to incorporate replacement UPVC windows, modern kitchen and bathroom suite and gas fired central heating via combination boiler. It also benefits from a ground floor wc, private garden and 3 good size bedrooms. It is well positioned for access to frequent transport links as well as local shops and schools. Gosforth High Street is a short distance away.

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor.

W.C.

Double glazed window, low level WC.

SITTING ROOM 14'7 x 14'4 (4.45 x 4.37m)

Double glazed window, laminate flooring, double glazed door to rear garden.

DINING KITCHEN 17'7 x 14'4 (max) (5.36 x 4.37m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, tiled splash back, wall mounted combination boiler, double glazed window to front.

BEDROOM ONE 15'1 x 8'5 (4.60 x 2.57m)

Double glazed window, walk in wardrobes with fitted furniture, radiator.

BEDROOM TWO 12'1 x 8'5 (3.68 x 2.57m)

Double glazed window, radiator.

BEDROOM THREE 11'8 x 5'9 (3.56 x 1.75m)

Double glazed window, radiator.

FAMILY BATHROOM

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

FRONT GARDEN

Paved area, gravelled area.

REAR GARDEN

Paved area, fenced boundaries, gated access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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

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: A

EPC RATING: D

GS00015701.DJ.PC.19.06.25.V.1

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