



Edgefield Avenue | Fawdon | NE3 3ND

**£215,000**

Viewing comes recommended on this fully refurbished 3 bedroom semi detached house with ample off street parking, conservatory, and lovely garden. The property benefits from a range of modern fixtures and fittings together with UPVC double glazing and gas fired central heating via combination boiler. It is well positioned within easy walking distance to bus and metro links as well as local shops schools and amenities.

Briefly comprising to the ground floor entrance hallway, sitting room with bay window, full width dining kitchen and large conservatory. To the first floor are 3 bedrooms and a family bathroom with shower. Externally to the rear is a well maintained lawned garden with full length driveway to the front with wrought iron railings.

ROOK  
MATTHEWS  
SAYER

**3****1****1****3 Bedroom semi detached****Large conservatory****Ample off street parking****Full width dining kitchen****Well maintained lawned garden****Easy walking distance to bus and metro links**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:****ENTRANCE HALL**

Double glazed entrance door, staircase to first floor with spindle banister.

**SITTING ROOM 12'10 (bay window) x 11'10 (into alcove) (3.91 x 3.61m)**

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

**CONSERVATORY 9'10 x 9'0 (3.00 x 2.74m)**

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

**DINING KITCHEN 17'9 (into alcove) x 10'11 (5.41 x 3.33m)**

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, integrated washing machine, tiled floor, wall mounted combination boiler, radiator, double glazed window, double glazed French doors.

**FIRST FLOOR LANDING**

Double glazed window, access to roof space.

**BEDROOM ONE 13'8 (into bay) x 11'3 (into alcove) (4.17 x 3.43m)**

Double glazed bay window to front, radiator.

**BEDROOM TWO 10'11 x 10'1 (into alcove) (3.33 x 3.07m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 6'1 x 5'1 (1.85 x 1.55m)**

Double glazed window to front, radiator.

**BATHROOM/W.C.**

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, low level WC; tiled walls and floor, heated towel rail, double glazed frosted window.

**FRONT GARDEN**

Paved driveway, wrought iron gates.

**REAR GARDEN**

Laid mainly to lawn, gravelled area, fenced boundaries.

**T: 0191 284 7999****gosforth@rmsestateagents.co.uk****ROOK  
MATTHEWS  
SAYER**







### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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.

### AGENTS NOTE

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
999 years from 1937 (911 years remaining)  
Ground Rent: £16 per annum - Review Period: TBC  
- Increase Amount: TBC  
Service Charge: N/A

### COUNCIL TAX BAND: A

### EPC RATING: D

GS00015736.DJ.PC.14.07.25.V.1



T: 0191 284 7999

gosforth@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

