



Rydal Road | Gosforth | NE3 1UQ

Offers Over £175,000

A well appointed traditional semi detached house occupying a corner plot position with generous garden. The property benefits from modern UPVC double glazing and gas fired central heating via combination boiler. It is well positioned within easy walking distance to Gosforth High Street as well as the Regent Centre interchange providing frequent bus and metro links to the city centre. There are also excellent schools within the area.

Briefly comprising entrance hallway with staircase leading to the first floor. There is an open plan sitting room/dining room together with a fully fitted breakfasting kitchen with utility. To the first floor are 3 good size bedrooms, family bathroom and a separate WC. To the rear and side of the property is a generous garden with paved area. There is a lawned area to the front.

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Traditional semi detached

No upward chain

3 good size bedrooms

Fully fitted breakfasting kitchen

Generous garden

**Open plan sitting room/dining
room**

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, radiator.

**LOUNGE/DINING ROOM 20'10 x 17'7 (L-Shaped)
(6.35 x 5.36m)**

Double glazed window to front and rear, feature fireplace, coving to ceiling, two radiators.

BREAKFAST KITCHEN 16'9 x 6'11 (5.11 x 2.11m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, extractor hood, gas cooker point, tiled splash back, wall mounted combination boiler, radiator, double glazed window.

UTILITY/REAR PORCH

Space for washer, dryer and fridge freezer, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE 13'10 x 8'11 (4.22 x 2.72m)

Double glazed window to front, built in cupboard, coving to ceiling, radiator.

BEDROOM TWO 11'9 x 10'3 (3.58 x 3.12m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'2 (into recess) x 8'10 (2.79 x 2.69m)

Double glazed window to rear, radiator.

BATHROOM

Two piece suite comprising: panelled bath and pedestal wash hand basin, tiled walls, radiator, double glazed frosted window to rear.

SEPARATE W.C.

Low level WC, tiled walls, double glazed frosted window.

FRONT GARDEN

Lawned area

REAR/SIDE GARDEN

Laid mainly to lawn, patio, fenced boundaries, gated access.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the building is steel framed and this is non-standard construction.

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

GS00015702.DJ.PC.19/06/25.V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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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