



Broadway West | Gosforth | NE3 2JD

Offers Over £320,000

Viewing comes recommended on this well proportioned 3 bedroom town house located within the popular Highbridge development on the fringe of central Gosforth. The property offers generous accommodation over three floors together with good size garden to the rear, garage, and allocated parking space. It is conveniently located within easy walking distance to the Regent Centre Interchange as well as being close to Gosforth High Street with its range of bars, restaurants, and coffee shops.

The property comprises to the ground floor entrance hallway with staircase leading to the first floor. There is a dining room to the front with bay window which leads to a large kitchen diner with French doors leading to the rear garden. There is also utility and ground floor WC. To the first floor is a sitting room with bay window together with a bedroom with fitted wardrobes. There is also a family bathroom with shower. To the second floor are 2 further bedrooms both with fitted wardrobes with the master benefitting from an en suite shower. Externally to the rear is a private lawned garden with decked patio area with gated access leading to a good size single garage with up and over door. There is a town garden to the front with allocated parking space and car park space in front of garage. Additional features include gas fired central heating and UPVC double glazing.

ROOK
MATTHEWS
SAYER

**3****2****2****Well proportioned town****3 Bedrooms****2 Reception rooms****2 parking spaces****Close to Gosforth High Street****Private lawned garden with
decked patio area****For any more information regarding the property please contact us today****ENTRANCE HALL**

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, coving to ceiling and a radiator.

DINING ROOM 12'2 into bay x 9'0 (3.71m x 2.74m)

Double glazed bay window to front, coving to ceiling, double radiator, and archway to kitchen.

BREAKFASTING KITCHEN 16'3 x 9'0 (4.95m x 2.74m)

Fitted with a range of wall & base units, one and a half bowl sink unit, Bosch built in double oven, built in gas hob with extractor hood, tiled splash back, double glazed French doors to garden, door to utility.

UTILITY

Fitted cupboards, space for an automatic washing machine, tiled splash backs, central heating boiler, extractor fan, radiator and a double glazed window to rear.

W.C.

With low level w.c., pedestal wash hand basin, radiator.

FIRST FLOOR LANDING

With doors to lounge, bedroom and bathroom, staircase to 2nd floor with spindle banister and a radiator.

LOUNGE 15'2 x 12'3 into bay (4.62m x 3.7m)

Double glazed window to front, bay window to front, television point, coving to ceiling and two double radiators.

BEDROOM TWO 13'0 x 8'9 (3.96m x 2.67m)

Double glazed windows to rear, fitted wardrobes and a radiator.

BATHROOM/W.C.

White three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level w.c., part tiled walls, shaver point, radiator and an extractor fan.

SECOND FLOOR LANDING

With doors to bedrooms and airing cupboard housing hot water cylinder, access to roof space and a radiator.

BEDROOM ONE 12'11 x 10'10 (3.94m x 3.30m)

Double glazed windows to front, fitted wardrobes, radiator, into en suite room.

EN SUITE SHOWER ROOM

White three piece suite comprising; pedestal wash hand basin, step in shower cubicle with shower, low level w.c., part tiled walls, shaver point, extractor fan and a radiator.

BEDROOM THREE 13'0 x 8'10 (3.96m x 2.69m)

Double glazed windows to rear, fitted wardrobes and a radiator.

EXTERNALLY

To the front is a town garden with planted borders and an allocated parking space. The rear garden has a grass lawn, wooden decking fenced boundaries.

SEPARATE BLOCK GARAGE

Car parking space in front of garage with an up & over, light and power points.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: 2 parking spaces

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: D

EPC RATING: C

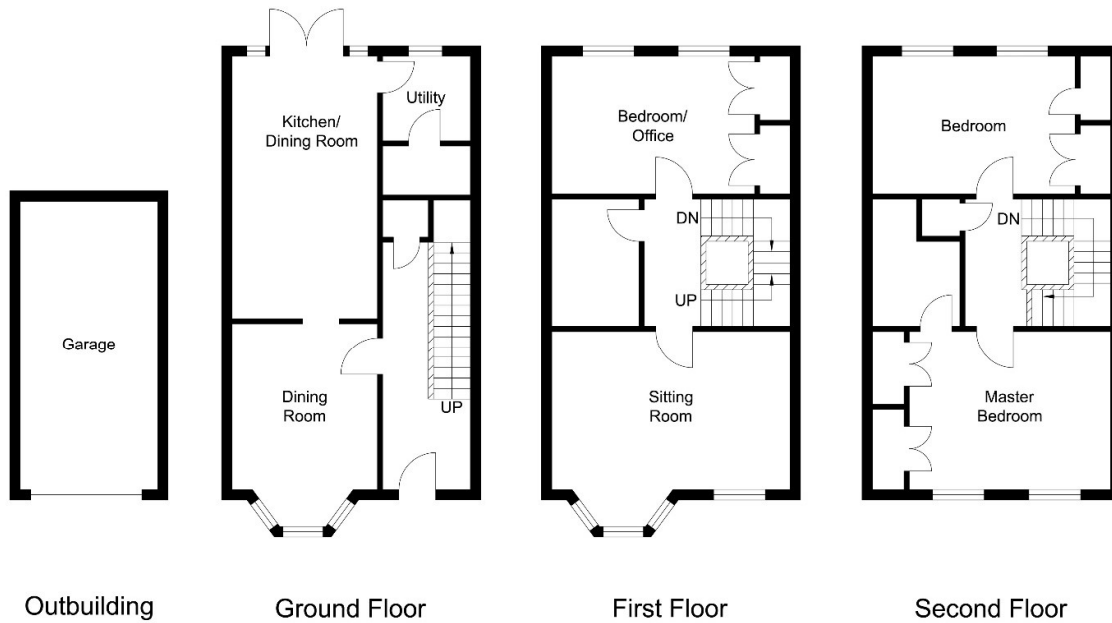
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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