



Field Street | South Gosforth | NE3 1RY

Offers Over £180,000



2



1



1

Outstanding upper flat

2 bedrooms

**20 ft open plan sitting
room/kitchen**

Fully refurbished

Private decked patio area

**Easy walking distance to South
Gosforth metro station**

ROOK
MATTHEWS
SAYER

An outstanding fully refurbished 2 bedroom upper flat conveniently located within easy walking distance to South Gosforth metro station, The Freeman Hospital and Jesmond Dene. This superb property has undergone substantial renovation to offer a range of quality fixtures and fittings throughout. Key features include an impressive 20 ft open plan sitting room/kitchen with a range of wall and base units with integrated appliances, shower room with walk-in shower and private decked patio area to the rear. It also benefits from UPVC double glazing and gas fired central heating.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

OPEN PLAN SITTING ROOM/KITCHEN 20'1 x 13'5

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built ceramic hob, extractor hood, integrated appliances, radiator, double glazed window to side and rear, hardwood flooring.

FIRST FLOOR LANDING

Access to roof space, hardwood flooring.

BEDROOM ONE 14'0 x 13'0

Double glazed window to front, radiator.

BEDROOM TWO 9'4 x 8'2

Double glazed window to front, radiator.

SHOWER ROOM

Three piece suite comprising: walk-in shower, wash hand basin, low level WC, tiled floor, part tiled walls, heated towel rail, double glazed frosted windows.

PRIVATE DECKED COURTYARD TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

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: B

EPC RATING: C

GS00015789.DJ.PC.19.08.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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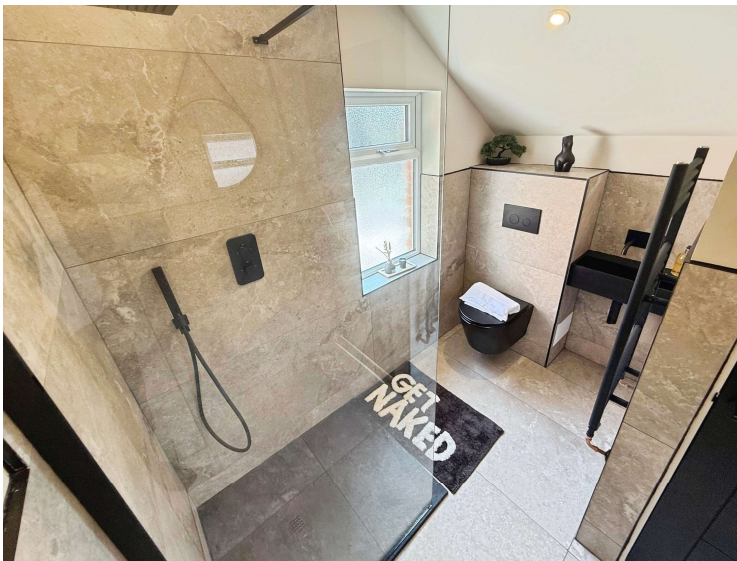
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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