



Field Street | South Gosforth | NE3 1RY

Offers Over £150,000



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1



1

Super stylish ground floor

1 bedroom

**19ft open plan sitting
room/kitchen**

Fully refurbished

Private decked courtyard

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

ROOK
MATTHEWS
SAYER

Super stylish 1 bedroom ground floor flat fully refurbished to comprise a range of quality fixtures and fittings throughout. Key features include large double bedroom, 19ft open plan sitting room/kitchen with impressive integrated kitchen with centre island, quality shower room with walk in shower private decked courtyard to the rear. It also benefits from UPVC double glazing and gas fired central heating via combination boiler. The property is conveniently located within easy walking distance to South Gosforth metro station, Jesmond Dene and The Freeman Hospital.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, understairs cupboard.

OPEN PLAN SITTING ROOM/KITCHEN 19'2 x 12'0 (5.84 x 3.66m)

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

BEDROOM ONE 16'5 x 11'5 (5.00 x 3.48m)

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

SHOWER ROOM

Walk-in shower, wash hand basin, low level WC, part tiled walls, heated towel rail, tiled floor, double glazed frosted window.

DECKED PATIO AREA 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: A

EPC RATING: C

GS00015789.DJ.PC.19.08.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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

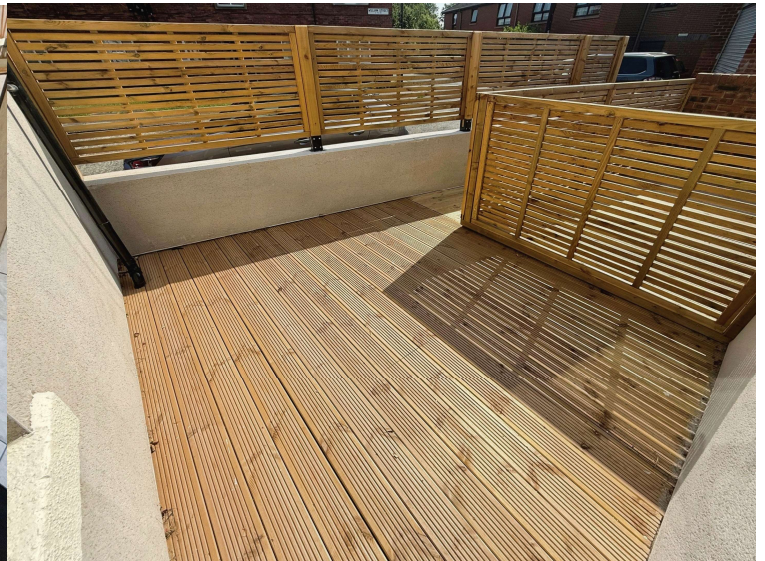
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity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



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