



Maywood Close | Gosforth | NE3 3QT

£265,000

A traditional 3 bedroom semi detached house located within this popular residential cul-de-sac just off Kenton Lane. The property is ideally suited for a growing family and benefits from a southerly facing garden and ample off street parking. It is well positioned for access to local shops, schools, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway, lounge, dining room, kitchen and utility. To the first floor are 3 bedrooms and a family bathroom with roll top bath. Externally to the rear is a southerly facing garden with decked patio area with paved driveway to the front leading to an attached garage. The property also benefits from UPVC double glazing and gas fired central heating.

ROOK
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**3****2****1****Traditional semi detached****3 bedrooms****Southerly facing garden****Paved driveway****Attached garage****Access to local shops, schools,
amenities and transport links****For any more information regarding the property please contact us today****ENTRANCE DOOR LEADS TO:****ENTRANCE HALL**

Double glazed entrance door, laminate flooring, staircase to first floor with spindle banister, built in cupboard, radiator.

SITTING ROOM 13'10 x 12'2 (into alcove) (4.22 x 3.71m)

Double glazed bay window to front, feature fireplace, double radiator.

DINING ROOM 11'6 x 11'1 (into alcove) (3.51 x 3.38m)

Double glazed French door.

KITCHEN 8'2 (plus recess) x 9'3 (into recess) (2.49 x 2.82m)

Fitted with a range of wall and base unit, 1 ½ bowl sink unit, gas cooker point, part tiled walls, door to utility, built in cupboard, double glazed window to rear.

UTILITY

Space for automatic washer, combination boiler, door to garage, double glazed door.

HALF LANDING

Stained glass window.

BEDROOM ONE 14'2 x 11'5 (into alcove) (4.32 x 3.48m)

Double glazed window to front, double radiator.

BEDROOM TWO 11'9 x 9'8 (3.58 x 2.95m)

Double glazed window to rear, fitted wardrobes, cupboards over, radiator.

BEDROOM THREE 11'9 x 9'8 (3.58 x 2.95m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Freestanding roll top bath, twin wash hand basins, set in vanity unit, low level WC, access to loft, part tiled walls, double glazed frosted window.

FRONT GARDEN

Paved driveway to front providing ample off street parking.

REAR GARDEN

Laid mainly to lawn, southerly facing, decked patio area.

GARAGE

Attached, light and power points, up and over door.

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

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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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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