



Ambleside | Gosforth | NE3 5HD

£499,950

Viewing comes recommended on this lovely traditional semi detached house occupying a secluded position within this private residential road on the Northern fringe of Gosforth. The property occupies a generous plot with beautiful mature southerly facing gardens to the rear. It also offers generous and versatile accommodation boasting in excess 1700 sq ft floor area. To the ground floor has an entrance lobby leading to the reception hallway with WC and return staircase leading to the first floor. There are 2 good size reception rooms together with large conservatory overlooking the rear garden. There is also a breakfasting kitchen together with utility, store/studio and a further box room which could act as an office. To the first floor are 3 good size bedrooms with the master featuring an en suite shower. The second bedroom also features a step in shower. There is also a family bathroom with corner jacuzzi style bath. Externally to the rear is a substantial mature southerly facing garden with a range of storage sheds. There is a paved driveway to the front for 2 cars. The property is well positioned for access into central Gosforth with its range of shopping facilities, bars and restaurants and coffee shops. The A1 motorway is a short distance away.

ROOK
MATTHEWS
SAYER



3



2



2

Traditional semi detached

Excess 1700 sq ft floor area

3 Good size bedrooms

2 Good size reception rooms

**Store/studio and a further
box room**

**Substantial mature southerly
facing garden**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE LOBBY**

Part glazed entrance door, double glazed window, radiator.

RECEPTION HALL

Hardwood flooring, staircase to first floor with spindle banister, radiator.

W.C.

Low level WC, wash hand basin with set in vanity unit, part tiled walls, radiator.

BOX ROOM 6'8 x 4'11 (1.96 x 1.50m)

Double glazed window to front.

DINING ROOM 13'5 x 12'10 (4.09 x 3.91m)

Double glazed window, coving to ceiling, ceiling rose, radiator, archway to lounge, partial glazed door to conservatory.

LOUNGE 15'11 (into bay) x 12'10 (into alcove) (4.85 x 3.91m)

Bay window, two radiators.

STUDIO (FORMER GARAGE)

Double glazed French door, radiator.

CONSERVATORY 15'0 x 12'1 (4.57 x 3.68m)

Double glazed windows to rear & side, double glazed French door, stone flooring.

BREAKFAST KITCHEN 18'3 x 11'0 (plus recess) (5.56 x 3.35m)

Fitted with a range of wall and base units, gas cooker point, part tiled walls, built in cupboard, integrated dishwasher, Belfast sink, microwave, radiator, double glazed window.

UTILITY 13'5 x 8'5 (max) (4.09 x 2.57m)

Wall and base cupboards, sink unit, space for automatic washer and dishwasher, combination boiler, double glazed door to rear, two radiators, door to studio.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space via loft ladder, radiator.

MASTER BEDROOM 13'10 (max) x 10'10 (to wardrobes) (4.22 x 3.30m)

Double glazed window to side and rear, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Wash hand basin with set in vanity units, step in shower cubicle, low level WC, tiled walls, double glazed window, extractor fan.

BEDROOM TWO 12'11 x 12'2 (3.94 x 3.71m)

Double glazed window to rear, built in cupboard, radiator.

BEDROOM THREE 12'11 x 11'10 (3.94 x 3.61m)

Double glazed window to front, step in shower cubicle with electric shower, built in cupboard, radiator.

FAMILY BATHROOM

Corner jacuzzi style bath, wash hand basin with set in vanity unit, low level WC, heated towel rail, radiator, double glazed frosted window.

FRONT GARDEN

Paved driveway to front, external power supply.

REAR GARDEN

Laid mainly to lawn, flower, tree, and shrub borders, fenced boundaries, southerly facing, three sheds, cold water supply.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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: F

EPC RATING: D

Maintenance Cost (Private Road): £200.00 per annum - -
Review Period: TBC - Increase Amount: TBC

GS00015680.DJ.PC.17.07.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



T: 0191 284 7999

gosforth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Ambleside

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

Version 1



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.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

