



Hollywood Avenue | Gosforth | NE3 5BR

Offers Over £325,000

An opportunity to purchase this traditional 3 bedroom semi detached house located in Garden Village Gosforth. The property benefits from a generous southerly facing garden to the rear together with ample off street parking and attached garage. It is well positioned within easy walking distance to the Regent Centre Interchange, local shops, amenities and excellent schools. Gosforth High Street is a short distance way.

The property comprised entrance porch leading to the reception hallway with staircase leading to the first floor. There is a dining room to the front with bay window together with sitting room to the rear with French doors leading to the rear garden. There is a fully fitted kitchen together with a utility. To the first floor are 3 bedrooms all with fitted wardrobes together with a modern 4 piece bathroom suite which includes a separate shower. Externally to the rear is a lovely southerly facing garden with patio area and block paved driveway to the front providing ample off street parking. There is also an attached garage. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler. The property has no onward chain.

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3



2



1

Traditional semi detached house

3 bedrooms

Fully fitted kitchen together with utility

Generous southerly facing garden

Ample off street parking

**Walking distance to Regent
Centre Interchange, local
shops & amenities**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH**

Double glazed entrance door, double glazed windows, hardwood flooring.

RECEPTION HALL

Staircase to first floor with spindle banister, hardwood floor, radiator.

DINING ROOM 11'8 (into bay) x 12'0 (3.56 x 3.66m)

Double glazed bay window to front, hardwood flooring, dado rail, coving to ceiling, ceiling rose.

SITTING ROOM 12'0 x 13'9 (into alcove) (3.66 x 4.19m)

Double glazed French door to rear, feature fireplace, coving to ceiling, hardwood flooring.

KITCHEN 11'10 (max) x 8'5 (3.61 x 2.57m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, waste disposal, gas cooker point, tiled splash back, laminate flooring, door to utility, double glazed window.

UTILITY

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

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12'7 (plus alcove) x 10'11 (3.84 x 3.33m)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, picture rail, radiator.

BEDROOM TWO 11'3 x 7'10 (plus alcove) (3.43 x 2.39m)

Fitted wardrobes, built in cupboard, picture rail, radiator.

BEDROOM THREE 8'11 x 6'7 (to wardrobes) (2.72 x 2.01m)

Double glazed window to rear, fitted wardrobes, radiator.

FAMILY BATHROOM

Five piece suite comprising: panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC, bidet; part tiled walls, tiled floor, heated towel rail, double glazed frosted window to front.

FRONT GARDEN

Paved driveway to front.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, fence boundaries, southerly facing, decked patio area.

GARAGE

Light and power points.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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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. -or (if the client has ticked 'yes' to risks from mining activities)- The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

AGENTS NOTE

Disclaimer:

"Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer / the Connells Group of companies"

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: E

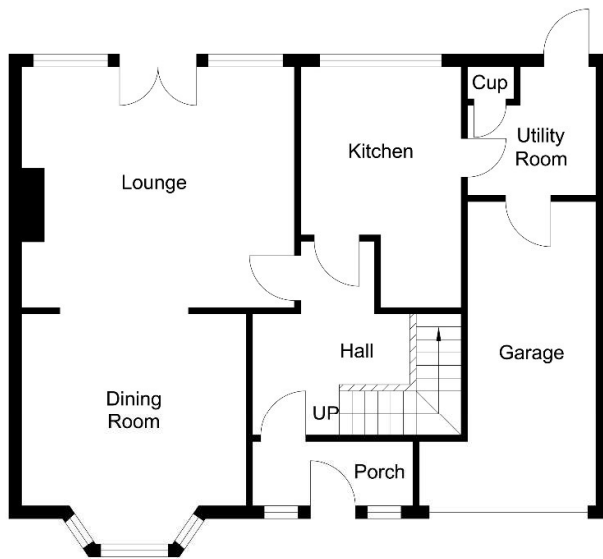
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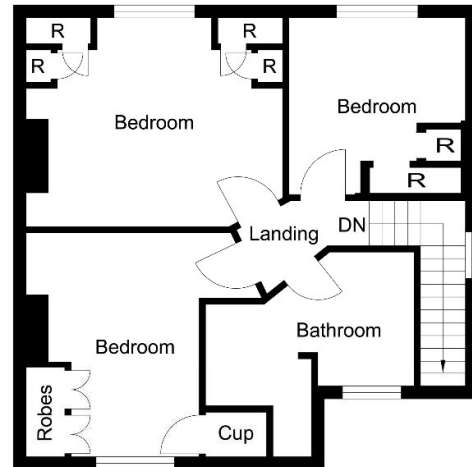
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Ground Floor



First Floor

Hollywood Avenue

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 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 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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