



Rothbury Avenue | Gosforth | NE3 3HH

Offers Over £279,000

A well appointed traditional semi detached house located in the popular Regent Farm estate in Gosforth. The property occupies a generous corner plot with mature gardens, driveway and attached garage. It is well positioned for access to excellent local schools, shops, amenities, bus and metro links. Gosforth High Street is a short distance away. Internally is a large dual aspect sitting room together with a 22 ft dining kitchen with a range of high gloss wall and base units. To the first floor are 3 good size bedrooms and a modern bathroom suite with shower. The property is surrounded by mature gardens with private patio garden to the rear. It also benefits from double glazing and gas fired central heating via combination boiler.

ROOK
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Traditional semi detached house

3 good size bedrooms

22 ft dining kitchen

Large dual aspect sitting room

**Property is surrounded by
mature gardens**

**Access to excellent local
schools, shops, amenities, bus
and metro links**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed window to front and sides.

ENTRANCE HALL

Staircase to first floor, built in cupboard, laminate flooring, radiator.

SITTING ROOM 13'9 (into bay) x 15'8 (into bay) (4.19 x 4.78m)

Double glazed window and bay window, two radiators, laminate flooring.

DINING KITCHEN 22'7 x 9'4 (6.88 x 2.84m)

Fitted with a range of wall and base units, double drainer sink unit, built in double oven, built in gas hob, extractor hood, double glazed French doors, two radiators, double glazed window.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 14'6 (into bay) x 12'9 (4.42 x 3.89m)

Double glazed window and bay window, fitted wardrobes, radiator.

BEDROOM TWO 12'8 x 9'4 (3.86 x 2.84m)

Double glazed window, built in cupboard, radiator.

BEDROOM THREE 9'9 x 8'11 (2.97 x 2.72m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with dual shower over, wash hand basin with set in vanity unit, and low level WC, tiled walls, built in cupboard, heated towel rail, extractor fan, double glazed frosted window.

FRONT/SIDE GARDEN

Flower, tree and shrub borders, driveway.

REAR GARDEN

Mainly paved, patio.

GARAGE

Up and over door, light and power points, wall mounted combination boiler.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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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: C

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