

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.





Traditional semi detached house

22 ft dining kitchen

Property is surrounded by mature gardens

3 good size bedrooms

Large dual aspect sitting room

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.

















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

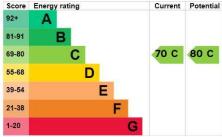
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