



Sandringham Road

South Gosforth

A well appointed traditional ground floor flat located within this popular residential street in South Gosforth well positioned for access to local shops, amenities, bus and metro links to the City Centre as well as Jesmond Dene and the Freeman Hospital. The property benefits from a range of modern fixtures and fittings whilst maintaining much of its original features. In addition there is a private yard to the rear.

EPC: D

Offers over: £155,000

0191 284 7999
Unit 12 Gosforth Shopping Centre, High Street
Gosforth NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



Sandringham Road

South Gosforth, Newcastle upon Tyne, NE3 1QB

ENTRANCE HALL

Entrance door and stripped flooring.

BEDROOM ONE 17'10 into bay x 13'8 into alcove (5.44m x 4.17m)

Double glazed bay window to the front, marble fireplace, picture rail, coving to ceiling, ceiling rose, stripped flooring and a double radiator.



LIVING ROOM 13'8 x 12'5 into alcove (4.17m x 3.78m)

Double glazed window to the rear, stripped flooring, picture rail and a double radiator.

KITCHEN 11'3 x 7'3 (3.43m x 2.21m)

Fitted with a range of wall and base units, one and a half bowl sink unit, extractor hood, gas cooker point, space for automatic washing machine, tiled splash back, double glazed window to the rear and door to the rear.

BEDROOM TWO 10'1 x 8'5 (3.07m x 2.57m)

Double glazed window to the rear, stripped flooring and a radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		

BATHROOM

Three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level wc, tiled around bath, combination boiler and double glazed frosted window.

FRONT GARDEN

Mainly gravelled.

REAR YARD

Mainly gravelled with decked patio area and gated access.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

-OR-

Tenure

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

GS00012862/DJ/AK/17.11.2020/V.1





"DoubleClick Insert Picture"