



Holystone Avenue | Gosforth | NE3 3HN

## Offers Over £395,000

Viewing is essential to appreciate this fully refurbished and extended 4 bedroom semi detached house located within the popular Regent Farm Estate in Gosforth. The property benefits from a range of quality fixtures and fittings throughout and is ideally suited for a growing family. Key features include 2 reception rooms, quality fitted high gloss kitchen, separate utility room and ground floor WC. To the first floor are 4 double bedrooms together with a quality fitted family bathroom and separate shower room with walk in shower. To the rear is a generous lawned garden with driveway to the front leading to a store with electronically operated roller door.

Additional features include brand new combination boiler, brand new replacement roof with 15 year guarantee, new distribution board, certified electrical works, and modern UPVC double glazing. The property is well positioned for access to excellent local schools, shops, amenities, bus and metro links. Gosforth High Street is short distance away.

ROOK  
MATTHEWS  
SAYER



4



2



2

**Extended semi detached**

**2 reception rooms**

**4 bedrooms**

**Separate shower room**

**Quality fitted high gloss  
kitchen**

**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 windows to front and sides.

**RECEPTION HALL**

Staircase to first floor with spindle banister, double radiator.

**SITTING ROOM 11'4 (into bay) x 13'7 (into alcove) (3.45 x 4.14m)**

Double glazed bay window, coving to ceiling, radiator.

**DINING KITCHEN 28'6 x 10'1 (8.69 x 3.07m)**

Fitted with a range of wall and base units, single drainer sink unit, freestanding dual fuel Rangemaster cooker, integrated dishwasher, American style fridge freezer, double glazed French doors, two radiators, double glazed window, double glazed door.

**UTILITY/W.C.**

Wall cupboards, space for automatic washer, space for a tumble dryer, low level WC and wash hand basin.

**FIRST FLOOR LANDING**

Access to roof space via loft ladder, built in cupboard housing combination boiler.

**BEDROOM ONE 14'5 x 11'1 (into alcove) (4.39 x 3.38m)**

Double glazed window to front, radiator.

**SHOWER ROOM**

Walk-in shower, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, double glazed frosted window to rear, extractor fan, heated towel rail.

**BEDROOM TWO 11'1 x 9'3 (3.38 x 2.82m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 9'0 x 8'6 (2.74 x 2.59m)**

Double glazed window to front, radiator.

**BEDROOM FOUR 12'4 x 7'6 (3.76 x 2.29m)**

Double glazed window to front, radiator.

**BATHROOM/W.C.**

Three piece suite comprising: panelled bath with dual shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, tiled floor, extractor fan, double glazed frosted window to rear.

**FRONT GARDEN**

Mainly gravelled, driveway.

**REAR GARDEN**

Laid mainly to lawn, fenced boundaries.

**STORE**

Electronically operated roller door, light 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: 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.

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

### 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

GS00015902.DJ.PC.19.11.25.V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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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