Ashfield Road | Gosforth | NE3 4XL

Offers Over £185,000

2 1 1

Traditional upper flat

2 bedrooms

Private southerly facing courtyard

Ideally suited for first time

Modern UPVC double glazing and gas fired central heating

Access to local shops as well as frequent transport links

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A very well appointed traditional upper flat located within this popular residential street just off Ashburton Road in Gosforth. The property is ideally suited for first time buyer and benefits from a range of modern fixtures and fittings together with private southerly facing courtyard to the rear. It is conveniently positioned for access to local shops as well as frequent transport links. Gosforth High Street is a short distance away with range of bars, restaurants and coffee shops.

The property comprises entrance hallway with staircase leading to the first floor with access to a boarded loft space. There are 2 bedrooms together with a good size sitting room, modern kitchen, and bathroom suite. Externally to the rear is a private sunny southerly facing courtyard. The property also benefits from modern UPVC double glazing and gas fired central heating.

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Entrance door, staircase to first floor.

SITTING ROOM 14'8 x 12'6 (alcove) (4.47 x 3.81m)
Double glazed window to rear, back boiler, laminate flooring, radiator, built in cupboard housing hot water cylinder.

KITCHEN 9'11 x 9'11 (3.02 x 3.02m)
Fitted with a range of wall and base unit, gas cooker point, spaced for washing machine, space for dishwasher, tiled splash back, radiator, double glazed window, part glazed door to rear.

FIRST FLOOR LANDING
Access to roof space via loft ladder.

BEDROOM ONE 14'7 x 13'7 (into alcove) (4.45 x 4.14m)
Double glazed window to front, coving to ceiling, ceiling rose, radiator.

BEDROOM TWO 8'8 x 7'11 (2.62 x 2.41m)
Double glazed window to front, laminate floor, coving to ceiling, radiator.

BATHROOM/W.C.
Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, double glazed frosted window.

REAR YARD
Southerly facing, storage shed, mainly paved, gated access.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: On Street

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
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
999 years from 2013 (986 years remaining)
Ground Rent: Peppercorn
Service Charge: N/A

COUNCIL TAX BAND: A
EPC RATING: D

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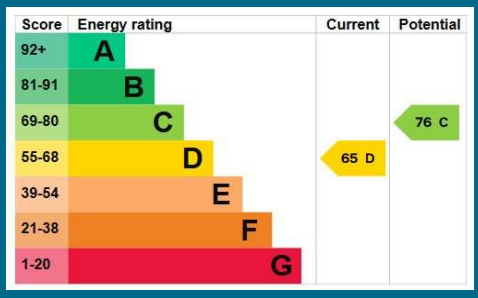

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The Property Ombudsman

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