



Woodlands Park Villas | North Gosforth | NE13 6PR

£175,000

Available with no onward chain is this traditional 3 bedroom extended semi detached house with lovely garden, studio/work shop and driveway. The property is ideally suited for a growing family and offers generous and versatile accommodation. There are frequent transport links nearby as well as local shops and amenities. The A1 motorway is a short distance away.

The property comprises entrance hallway with staircase leading to the first floor. There is a sitting room to the front which leads to a good size kitchen which in turn leads to a cosy family room at the rear with access to the garden. To the first floor are 3 bedrooms 2 of which are doubles. There is also a modern bathroom suite with shower. Externally to the rear is a lovely lawned garden together with studio/work shop offering a versatile working environment. There is a small garden to the front with driveway. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

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Extended semi detached house

3 bedrooms

Studio/work shop

Lovely garden

Driveway

Nearby local shops and amenities

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Composite entrance door, double glazed window, staircase to first floor, double radiator.

SITTING ROOM 14'6 (into bay) and 11'7 (into alcove) (4.42 x 3.53m)

Double glazed bay window to front, feature fireplace, picture rail, coving to ceiling, ceiling rose, radiator, laminate flooring.

FAMILY ROOM 14'0 x 10'0 (max) (4.27 x 3.05m)

Double glazed French door, double radiator, laminate flooring.

KITCHEN 15'2 x 9'10 (4.62 x 3.00m)

Fitted with a range of wall and base units, single drainer sink unit, gas cooker point, space for washing machine. Space for dishwasher, wall mounted combination boiler, double glazed window.

FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM ONE 12'0 x 8'9 (max) (3.66 x 2.67m)

Double glazed window to front, radiator.

BEDROOM TWO 10'1 x 8'9 (max) (3.07 x 2.67m)

Double glazed window to rear, laminate flooring, radiator.

BEDROOM THREE 8'9 x 6'0 (2.67 x 1.83m)

Double glazed window to front, laminate flooring, radiator.

BATHROOM/W.C.

Panelled bath with dual shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, extractor fan, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn, planted borders, driveway.

REAR GARDEN

Laid mainly to lawn, patio fenced boundaries, gated access, studio/storage shed with lighting and power.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains 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: B

EPC RATING: D

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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