



RMS | Rook  
Matthews  
Sayer

Westbourne Avenue | Gosforth | NE3 2HN

## Offers Over £345,000

Viewing comes recommended on this fabulous traditional semi detached house located on the popular Grange development in Gosforth. This much loved family home benefits from a range of quality fixtures and fittings together with westerly facing garden, large conservatory, extended kitchen with granite work surfaces, ground floor WC, driveway and attached garage with EV charger. Additional features include UPVC double glazing and gas fired central heating via combination boiler. The property is well positioned for access to excellent local schools, shops, amenities, bus and metro links as well as being a short distance to the High Street.

The property comprises a reception hallway with panelled walls, cloaks cupboard and staircase leading to the first floor. There is a front facing sitting room with bay window together with dining room to the rear which provides access to the conservatory. There is a quality fitted kitchen with granite work surfaces leading to an utility with ground floor WC. To the first floor are 3 generous bedrooms together with 4 piece bathroom suite with separate shower. To the rear is a lovely westerly facing garden with patio area with driveway to the front leading to an attached garage with double metal doors.

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**Traditional semi detached**

**3 generous bedrooms**

**4 piece bathroom suite**

**Westerly facing garden**

**Attached garage with EV  
charger**

**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:  
RECEPTION HALL**

Double glazed entrance door, staircase to first floor, hardwood flooring, radiator, panelled walls.

**SITTING ROOM 17'0 (to bay) x 16'10 (into alcove) (5.18 x 5.13m)**

Double glazed bay window to front, living flame effect gas fire, coving to ceiling, ceiling rose, radiator.

**DINING ROOM 13'11 x 11'6 (into alcove) (4.24 x 3.51m)**

Feature fire place, double glazed patio door to conservatory, delf rack radiator.

**CONSERVATORY 11'4 x 10'2 (3.45 x 3.10m)**

Double glazed windows to rear & side.

**BREAKFAST KITCHEN 13'10 x 10'9 (4.22 x 3.28m)**

Velux window, fitted with range of wall and base units with granite worksurfaces, extractor hood, gas cooker point, integrated fridge freezer and dishwasher, door to utility, double glazed window, double glazed door to rear.

**UTILITY 7'1 x 5'4 (2.16 x 1.63m)**

Sink unit, space for washing machine, sky light, door to garage.

**W.C.**

Low level WC, radiator.

**HALF LANDING**

Double glazed window.

**FIRST FLOOR LANDING**

Access to boarded loft with 2 Velux windows via loft ladder.

**BEDROOM ONE 17'11 (into bay) x 9'11 (to wardrobes) (5.46 x 3.02m)**

Double glazed bay window to front, fitted wardrobes, coving to ceiling, two double radiators.

**BEDROOM TWO 13'1 x 9'11 (to wardrobes) (3.99 x 3.02m)**

Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator.

**BEDROOM THREE 8'3 x 7'3 (2.51 x 2.21m)**

Double glazed window to front, radiator.

**FAMILY BATHROOM**

Four piece suite comprising panelled bath, wash hand basin, step in shower cubicle, low level WC, tiled floor, part tiled walls, shaver point, heated towel rail, extractor fan, double glazed frosted window to rear.

**FRONT GARDEN**

Paved driveway.

**REAR GARDEN**

Laid mainly to lawn, patio, westerly facing, flower, tree and shrub borders, fenced boundaries.

**DOUBLE GARAGE**

Attached, electric charging point, light and power points, double metal door.

T: 0191 284 7999

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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 & Garage

### 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**

GS00016016.DJ.PC.23.06.26.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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 relation to this property.



**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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