



RMS | Rook
Matthews
Sayer

Oakfield Terrace | Gosforth | NE3 4RQ

Offers Over £325,000



Double fronted bungalow

2 double bedrooms

Quality fully integrated kitchen

Large sitting room

Large courtyard to the rear

Local shops nearby

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A superb fully renovated double fronted bungalow located within this much sought after residential road in central Gosforth. The property benefits from a quality fully integrated kitchen with granite work surfaces together with fabulous bathroom suite with walk-in shower. It also benefits from a large courtyard to the rear providing ample off street parking. Additional features include gas fired central heating and UPVC double glazing. There are local shops nearby as well as frequent transport links. Gosforth High Street is a short distance away.

The property comprises entrance hallway with 2 double bedrooms to the front. There is a large sitting room to the rear which provides access to the kitchen and bathroom. There is a large courtyard providing ample off street parking together with town garden to the front. The property also offers great potential for a loft conversion subject to planning and building consent.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, laminate flooring, radiator.

SITTING ROOM 24'8 x 14'6 (7.52 x 4.42m)

Double glazed window to rear, two radiators.

KITCHEN 16'10 x 7'3 (5.13 x 2.21m)

Fitted with a range of wall and base units with granite work surfaces, integrated dishwasher, washing machine, fridge and freezer, and microwave, 1 ½ bowl sink unit, marble tiled floor, wall mounted combination boiler, double glazed window, UPVC door to rear.

BEDROOM ONE 16'10 (into bay) x 11'3 (into alcove) (5.13 x 3.43m)

Double glazed bay window to front, coving to ceiling, picture rail, radiator.

BEDROOM TWO 14'9 x 9'7 (4.50 x 2.92m)

Double glazed window to front, radiator.

SHOWER ROOM

Walk-in shower, wash hand basin, set in vanity, low level WC, part tiled walls, heated towel rail, double glazed frosted window.

TOWN GARDEN

REAR YARD

Providing ample off-street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street & Off Street to Rear Yard

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

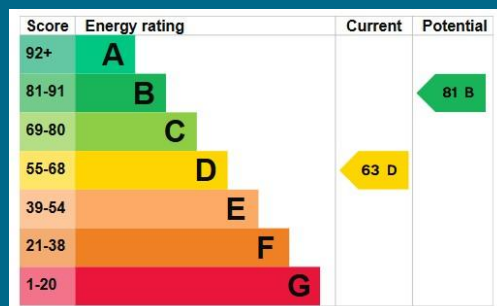
TENURE

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: D

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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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