

Farnon Road | Fawdon | NE3 3US

£160,000

2 1 1

Traditional extended semi-detached house

Two double bedrooms

Full-width dining kitchen

Detached garage

Ideally suited to first-time buyers

Easy reach of Gosforth High Street

RMS | Rook Matthews Sayer

A traditional extended semi-detached house located on a popular residential road on the fringe of central Gosforth. The property is ideally suited to first-time buyers and benefits from two double bedrooms, a driveway, detached garage, uPVC double glazing, and gas-fired central heating. It is well positioned for access to excellent transport links and is within easy reach of Gosforth High Street, with its wide range of shops, amenities, restaurants, and cafés.

The accommodation briefly comprises an entrance hallway, a sitting room with a feature fireplace, and a full-width dining kitchen to the rear. An extension provides additional living space and features French doors opening onto the garden. To the first floor are two double bedrooms with fitted wardrobes, together with a modern shower room featuring a walk-in shower.

Externally, there is a generous rear garden, while a driveway to the front leads to a detached garage situated to the rear of the property.

ENTRANCE HALL
Double glazed entrance door, staircase to first floor, radiator.

SITTING ROOM 14'11 x 12'10 (into alcove) (4.55 x 3.91m)
Double glazed window to front, marble effect fireplace, radiator.

DINING KITCHEN 16'7 x 12'10 (max) (5.05 x 3.91m)
Fitted with a range of wall and base units, single drainer sink unit, double glazed French doors, extractor hood, electric cooker point, space for washing machine, radiator, double glazed window, double glazed door.

HALF LANDING
Double glazed window.

BEDROOM ONE 14'11 (max) x 10'3 (to wardrobes) (4.55 x 3.12m)
Double glaze window to front, fitted wardrobes, built in cupboard housing combination boiler, radiator.

BEDROOM TWO 10'11 (into recess) x 8'1 (3.33 x 2.46m)
Double glazed window to rear, access to roof spaced, radiator.

SHOWER ROOM
Walk in double shower, wash hand basin with set in vanity unit, low level WC, tiled walls, heated towel rail, double glazed frosted windows to rear.

FRONT GARDEN
Mainly paved, planted borders, driveway.

REAR GARDEN
Lawned area, decked patio, flower, tree and shrub borders, fenced boundaries.

GARAGE
Detached.

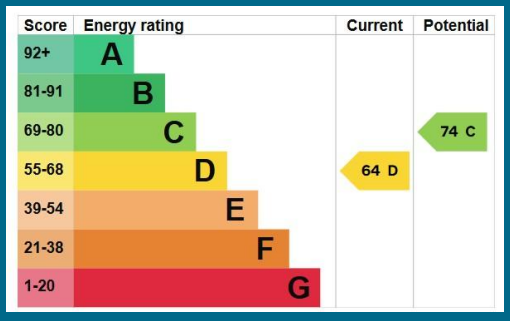
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

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: A
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.

The Property Ombudsman

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