Princes Meadow

Gosforth

An opportunity to purchase this larger style detached house occupying a prime position within the desirable Princes Meadow development on the fringe of central Gosforth. The property occupies a generous plot with lovely southerly facing garden to the rear and ample off street parking. It comprises a ground floor WC, 2 good size reception rooms and a large breakfasting kitchen. To the first floor are 4 bedrooms 2 of which are interconnected. There are fitted wardrobes to the 2 principle bedrooms with en suite to the master. There is also a family bathroom. Externally to the rear of the property is a lovely landscaped southerly facing garden with double driveway to the front leading to a single garage. The property also benefits from double glazing and modern gas fired central heating via combination boiler. There are excellent schools within the area as well as frequent transport links, local shops and amenities. Gosforth High is a short distance away.

£450,000

ROOK MATTHEWS SAYER

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

www.rookmatthewssayer.co.uk

gosforth@rmsestateagents.co.uk

Princes Meadow
Gosforth

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Part glazed entrance door, door to garage, staircase to first floor, radiator.

W.C.
Double glazed window, low level WC, wash hand basin with set in vanity unit.

SITTING ROOM 19’3 x 11’9 (into alcove) (5.87 x 3.58m)
Double glazed window to front, living flame effect gas fire, feature fireplace, coving to ceiling, two radiators, double doors to dining room.

DINING ROOM 11’7 x 8’9 (3.53 x 2.67m)
Double glazed window to rear, coving to ceiling, radiator.

BREAKFAST KITCHEN 15’3 (max) x 12’9 (4.65 x 3.89m)
Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven built in gas hob, extractor hood, space for automatic washer, space for automatic washer, space for automatic dish washer, tiled floor, tiled splash back, radiator, double glazed window to rear, double glazed door to rear.

HALF LANDING
Double glazed window.

FIRST FLOOR LANDING
Radiator.

BEDROOM ONE 15’9 10’10 (4.80 x 3.30m)
Double glazed windows to front, fitted wardrobes, mirror fronted sliding doors, vanity unit, radiator.
EN SUITE SHOWER ROOM
Three piece suite comprising: step in shower cubicle shower, pedestal wash hand basin, low level EC, part tiled walls, shaver point, double glazed frosted window to front, radiator.

BEDROOM TWO 8’11 x 8’7 (2.72 x 2.62m)
Double glazed window to rear, fitted wardrobes, mirror fronted sliding doors, radiator.

BEDROOM THREE 13’1 x 8’1 (3.99 x 2.46m)
Double glazed window to rear, fitted wardrobes, mirror fronted sliding doors, radiator.

BEDROOM FOUR 10’2 x 6’11 (3.10 x 2.11m)
Double glazed window to rear, radiator.

FAMILY BATHROOM
Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, part tiled walls, shaver point, tiled floor, radiator, double glazed frosted window.

FRONT GARDEN
Lawned area, driveway.

REAR GARDEN
Gravelled area, patio, flower, tree and shrub borders, southerly facing, gated access.

GARAGE
Integral, combination boiler, up and over doors, light and power points.

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

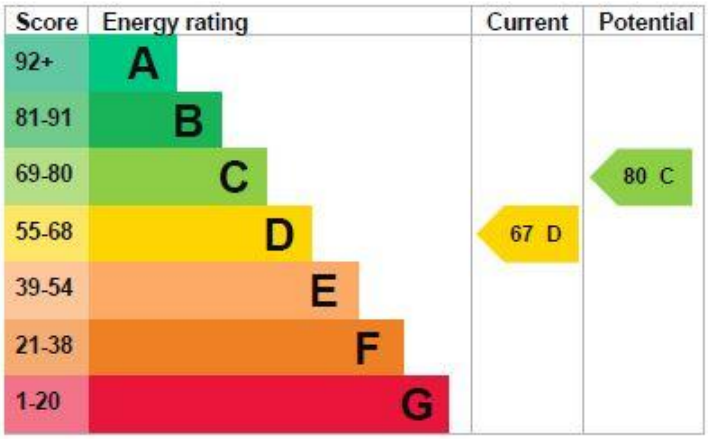
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

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: E
EPC RATING: D

GS00015489.DJ.PC.13.02.25.V.1



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.

16 Branches across the North-East

The Property Ombudsman