

Salters Road | Gosforth | NE3 3UP

Offers Over £235,000

2 2 1

Traditional mid-terrace house

Two double bedrooms

Fully fitted kitchen

No onward chain

Good-sized rear garden

Easy walking distance of Gosforth High Street

RMS | Rook Matthews Sayer

Available with no onward chain, this traditional mid-terrace house is conveniently located within easy walking distance of Gosforth High Street, offering a range of shops, amenities, bars, restaurants, and frequent transport links to Newcastle city centre.

The property benefits from two double bedrooms and a good-sized rear garden with potential for off-street parking. Additional features include gas-fired central heating and uPVC double glazing throughout.

The accommodation briefly comprises an entrance hallway leading to a sitting room at the front, featuring a bay window and attractive fireplace. To the rear is a dining room, along with a fully fitted kitchen and utility room.

To the first floor are two double bedrooms and a family bathroom with a separate shower. Externally, there is a good-sized rear garden with gated access to the lane and the potential to create off-street parking. A town garden is situated to the front of the property.

ENTRANCE HALL
Entrance door, staircase to first floor, understairs area.

SITTING ROOM 12'10 x 11'5 (3.90 x 3.66m)
Double glazed bay window to front, feature fireplace, coving to ceiling, stripped floors, archway to dining room.

DINING ROOM 12'10 x 12'0 (3.90 x 3.48m)
Double glazed window to rear, stripped flooring.

KITCHEN 9'0 x 7'8 (2.75 x 2.34m)
Fitted with a range of wall and base units, single drainer sink unit, extractor hood, gas cooker point, tiled walls, tiled splash back, double glazed window.

UTILITY 9'3 x 4'7 (2.81 x 1.40m)
Combination boiler, door to rear.

FIRST FLOOR LANDING
Access to roof space.

BEDROOM ONE 14'5 x 11'11 (4.40 x 3.63m)
Double glazed window to front, radiator.

BEDROOM TWO 14'4 x 11'6 (4.37 x 3.51m)
Double glazed window to rear, radiator.

BATHROOM /W.C.
Panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC, tiled splash back, radiator, double glazed frosted windows to rear.

TOWN GARDEN

REAR GARDEN
Mainly gravelled, patio, gated access.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: On Street

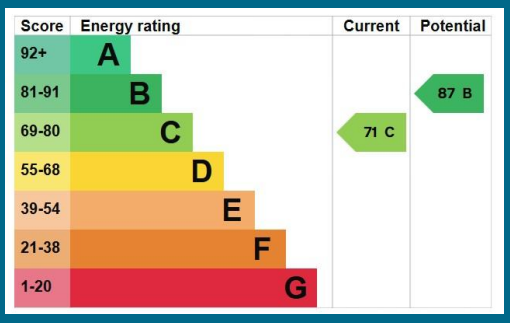
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B
EPC RATING: C

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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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