

Lambert Square | Fawdon | NE3 4PB

£149,000

3 1 1

Mid terraced house occupying a pleasant position

3 bedrooms

Private yard to the rear

Modern fully fitted kitchen

uPVC double glazing

Ideally suited for a first-time buyer

RMS | Rook Matthews Sayer

A well appointed 3 bedroom mid terraced house occupying a pleasant position within this residential street on the fringe of central Gosforth. The property is ideally suited for a first-time buyer and benefits from a range of modern fixtures and fittings together with uPVC double glazing, gas fired central heating and private yard to the rear. There are frequent transport links nearby as well as local shops and amenities. Gosforth High Street is a short distance away.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a through lounge/dining room together with modern fully fitted kitchen with large storage cupboard. To the first floor are 3 bedrooms together with a family bathroom with shower.

ENTRANCE HALL
UPVC entrance door, staircase to first floor, radiator.

LOUNGE 14'5 x 12'8 (4.39 x 3.86m)
Double glazed window to front.

DINING ROOM 9'3 x 8'8 (2.82 x 2.64m)
Double glazed window to rear, radiator.

KITCHEN 17'10 x 7'10 (5.44 x 2.39m)
Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, wall mounted combination boiler, double glazed window, UPVC door to rear.

BEDROOM ONE 13'0 x 9'11 (3.96 x 3.02m)
Double glazed window, radiator.

BEDROOM TWO 7'10 x 7'10 (2.39 x 2.39m)
Double glazed window, radiator.

BEDROOM THREE 9'11 x 6'5 (3.02 x 1.96m)
Double glazed window, radiator.

FAMILY BATHROOM
Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window.

REAR YARD
Storage shed, gated access.

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

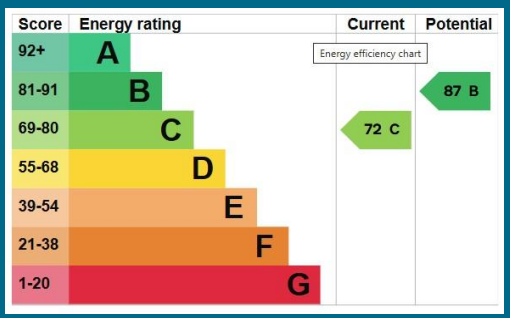
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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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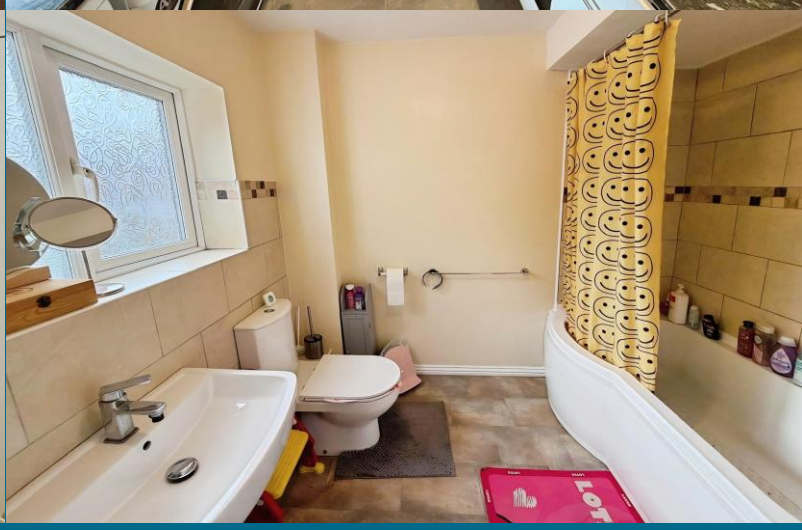


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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