



Coquet Avenue

Gosforth

- End Link
- Three bedrooms
- Ideally suited for a first time buyer
- Modern fixtures and fittings
- Lovely garden to the rear
- Access to local shops, amenities, bus and metro links

Offers Over **£ 130,000**

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ROOK
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SAYER

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Coquet Avenue, Gosforth

A very well appointed three bedroom end link house located within the Grange Estate in 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 lovely garden to the rear. The property is well positioned for access to local shops, amenities, bus and metro links as well as excellent local schools.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, laminate flooring, radiator.

SITTING ROOM 17'6 x 14'5 (5.33 x 4.39m)

Double glazed window to rear, radiator.

DINING ROOM 10'3 x 10'3 (3.12 x 3.12m)

Double glazed window to front, radiator, laminate flooring.

BREAKFAST KITCHEN 16'11 x 6'9 (max) (5.16 x 2.06m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, extractor hood, breakfast bar, tiled splash back, built in cupboard, radiator, double glazed window to front.

UTILITY/ REAR PORCH

Plumbed for automatic washing machine, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING

Built in cupboard.

BEDROOM ONE 14'0 x 8'11 (4.27 x 2.72m)

Double glazed window to front, built in cupboard, radiator.

BEDROOM TWO 14'9 x 10'4 (into alcove) (4.50 x 3.15m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'10 x 6'10 9 (2.69 x 2.08m)

Double glazed window to rear, built in cupboard, radiator, laminate flooring.

SHOWER ROOM

Walk in shower, pedestal wash hand basin, radiator, double glazed frosted window to rear.

SEPARATE W.C.

Low level WC, combination boiler.

FRONT GARDEN

Flower, tree and shrub borders.

REAR GARDEN

Laid mainly to lawn, gravelled area, flower, tree and shrub borders, fenced boundaries, garden shed, greenhouse, gate access.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: On Street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is of non-standard construction.

ACCESSIBILITY

This property has accessibility adaptations:

- Accessible Shower

Agent Note: 'The sale of this Property will be subject to Grant of Probate from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'

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: TBC

GS00014849.DJ.PC.14.2.24.V.2

Waiting on EPC

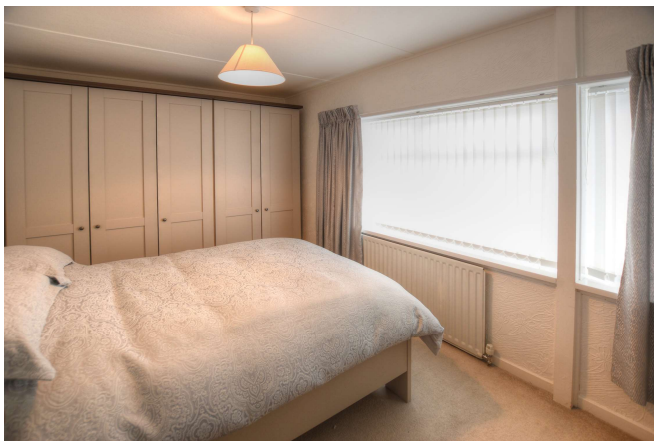
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



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