



## Hollywood crescent Gosforth

- Traditional semi detached house
- Two double bedrooms
- Fully fitted kitchen
- Conservatory
- Southerly facing garden
- Walking distance to the Regent

Centre interchange

Guide Price **£ 200,000**

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ROOK  
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SAYER

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# Hollywood Crescent, Gosforth

A traditional two bedroom semi detached house located in Garden Village Gosforth. The property is ideally suited for a first time buyer and benefits from a lovely southerly facing garden to the rear and driveway to the front. Additional features include conservatory, two double bedrooms, gas fired central heating and UPVC double glazing. It is conveniently located within easy walking distance to the Regent Centre interchange with frequent bus and metro links to the city centre. Gosforth High Street is a short distance away.

Briefly comprising to the ground floor, entrance hallway, two piece bathroom suite and a sitting room which provides access to the conservatory overlooking the rear garden. There is also a fully fitted kitchen. To the first floor are two double bedrooms together with a WC and wash hand basin. To the rear is a lovely well stocked southerly facing garden whilst to the front is a paved area together with driveway providing off street parking. The property also benefits from UPVC double glazing and gas fired central heating.

## **ENTRANCE DOOR LEADS TO:**

### **ENTRANCE HALL**

Staircase to first floor.

### **LOUNGE 15'0 x 11'2 (into alcove) (4.57 x 3.40m)**

Double glazed window to front, fitted gas fire, door to conservatory, radiator.

### **CONSERVATORY 9'4 x 6'2 (2.84 x 1.88m)**

Double glazed windows to rear and side, double glazed door.

### **KITCHEN 10'0 (3.05m)**

Fitted with a range of wall and base units, single drainer sink unit, extractor hood, space for automatic washer, breakfast bar, tiled splash back, built in cupboard, double glazed window to rear, door to rear.

### **BATHROOM**

Panelled bath with electric shower over, pedestal wash hand basin, tiled walls, radiator, double glazed frosted window to front.

### **FIRST FLOOR LANDING**

Double glazed window to rear, radiator.

### **BEDROOM ONE 15'0 x 8'6 (4.57 x 2.59m)**

Fitted wardrobes with sliding doors, combination boiler, radiator.

### **BEDROOM TWO 10'10 x 8'4 (3.30 x 2.54m)**

Double glazed window to front, built in cupboard, access to roof space, radiator.

### **W.C.**

Low level WC, pedestal wash hand basin, double glazed frosted window.

### **FRONT GARDEN**

Laid mainly to lawn, hedged boundaries, driveway.

### **REAR GARDEN**

Laid mainly to lawn, patio, paved path, fenced boundaries, garden shed.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **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.

### **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

GS00014777.DJ.PC.24.04.24.V.1

Waiting on EPC

**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.

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16 Branches across the North-East





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