

Hollywood crescent Gosforth

- Traditional semi detached house Conservatory
- Two double bedrooms
- Southerly facing garden

• Fully fitted kitchen

• Walking distance to the Regent

Centre interchange Guide Price **£ 200,000**

ROOK

SAYER

MATTHEWS 0191 284 7999 12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

www.rookmatthewssayer.co.uk gosforth@rmsestateagents.co.uk

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.

ENTRNACE 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)

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or le these particulars are produced in good faith, are set out as a general guide only an

measurements indicated are supplied for guidance only and as such must be considere measurements before committing to any expense. RMS has not tested any apparatus, et interests to check the working condition of any appliances. RMS has not sought to verify

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

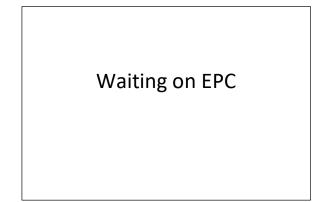
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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



16 Branches across the North-East



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.

Hollywood Crescent, Gosforth













uportant Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that ese 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 easurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the easurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's 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 srification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in lation to this property.

16 Branches across the North-East



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.