



## Beal Way Gosforth

A superb three bedroom end terraced house occupying a generous plot with substantial gardens and ample off street parking. The property is presented to the highest of standards and benefits from a range of quality fixtures and fittings together with modern UPVC double glazing and gas fired central heating via combination boiler. It is conveniently located within easy access to Gosforth High Street with its range of shopping facilities, restaurants and coffee shops. There are also excellent schools within the area.

The property comprises entrance hallway with staircase leading to the first floor. There is a lovely sitting room with marble fireplace and French doors leading to the rear garden. There is a quality fitted kitchen with integrated appliance and breakfast bar. On the first floor are three bedrooms two of which are double. There is a family bathroom with shower together with a separate WC. Externally to the rear is an enclosed garden with decked patio area and large shed. To the front and side of the house are substantial gardens laid mainly to lawn with hedged boundaries and block paved driveway providing ample off street parking.

### Offers Over **£220,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

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

### SITTING ROOM 14'4 x 11'11 (4.37 x 3.63m)

Marble fireplace, living flame effect gas fire, double glazed French door, radiator.



### BREAKFAST KITCHEN 17'11 x 12'5 (into alcove) (5.46 x 3.78m)

Fitted with a range of wall and base units, built in double oven, built in induction hob, extractor hood, integrated microwave and dishwasher, tiled splash back, laminated flooring, understairs cupboard, radiator, double glazed window to front, side and rear, double glazed door.

### FIRST FLOOR LANDING

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



### BEDROOM ONE 12'8 x 11'0 (3.86 x 3.35m)

Double glazed window, radiator.

### BEDROOM TWO 12'1 x 8'9 (3.68 x 2.67m)

Double glazed window to front, radiator.

### BEDROOM THREE 8'11 x 8'9 (to include bulkhead) (2.72 x 2.67m)

Double glazed window, built in cupboard, radiator.

### FAMILY BATHROOM

Panelled bath with shower over, wash hand basin, set in vanity unit, tiled walls, heated towel rail, tiled floor, double glazed frosted window.

### SEPARATE W.C.

Low level WC, tiled walls, tiled floor, double glazed frosted windows.

### FRONT/SIDE GARDEN

Laid mainly to lawn, hedged boundaries, block paved driveway.

### REAR GARDEN

Mainly paved, decked patio area, garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.

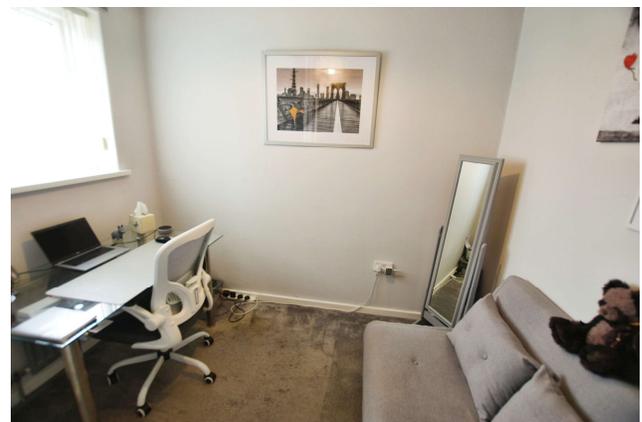
## TENURE

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: 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.

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