



Fernwood Avenue Gosforth

- Traditional semi detached bungalow
- Two bedrooms
- Lovely garden to the rear
- Large detached garage
- Easy walking distance to local shops, amenities and The Regent Centre
- Ample off street parking

Offers Over **£ 220,000**

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

ROOK
MATTHEWS
SAYER

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

Fernwood Avenue, Gosforth

A rare opportunity to purchase this very well appointed traditional semi detached bungalow located in Garden Village Gosforth. The property has been much improved by the current owners including a replacement roof and extensive damp proofing remedial work with the addition of modern gas fired central heating and UPVC double glazing. It also benefits from a lovely south facing garden to the rear backing onto the local bowling green, ample off street parking and a large detached garage. It is well positioned within easy walking distance to local shops, amenities and The Regent Centre interchange with frequent bus and metro links to the city centre. Gosforth High Street is a short distance away.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, radiator.

SITTING ROOM 15'7 (into alcove) x 12'2 (into bay) (4.75 x 3.71m)

Double glazed bay window to front, living flame effect gas fire, feature fireplace, double radiator.

KITCHEN 12'6 x 7'7 narrow to 6'2 (5.03 x 2.31-1.88m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, laminate flooring, wall mounted combination boiler, radiator, double glazed window to side and rear, UPVC door.

BEDROOM ONE 11'5 (max) x 9'5 (3.48 x 2.87m)

Double glazed window to rear, double radiator.

BEDROOM TWO 9'5 x 7'6 (3.48 x 2.29m)

Double glazed window to rear, built in cupboard, double radiator.

BATHROOM/W.C. 7'7 x 7'9 (2.31 x 2.38m)

Four piece suite comprising panelled bath, step in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, access to loft space, radiator, double glazed frosted window to side.

FRONT GARDEN

Paved driveway providing ample off street parking, flower, tree and shrub borders.

REAR GARDEN

Laid mainly to lawn, gate access.

GARAGE

Detached, roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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: C

EPC RATING: D

GS00015033.DJ.PC.13.05.24.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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



Fernwood Avenue, Gosforth



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