



Nelson Avenue Gosforth

- Traditional semi detached house
- Lovely southerly facing garden
- Two bedrooms
- Off street parking
- Benefits from a range of modern fixtures and fittings
- Ideally suited for a first time buyer

Guide Price **£ 155,000**

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

ROOK
MATTHEWS
SAYER

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

Nelson Avenue, Gosforth

A very well appointed traditional semi detached house located within this popular residential road on the fringe of central Gosforth. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings together with lovely southerly facing garden, driveway, UPVC double glazing and gas fired central heating.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

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

SITTING ROOM 14'11 x 12'11 (into alcove) (4.55 x 3.94m)

Double glazed window to front, 'Karndean' flooring, double radiator.

DINING KITCHEN 16'7 x 7'10 (5.05 x 2.39m)

Fitted with a range of wall and base units, 'Karndean' flooring, built in electric oven, built in gas hob, extractor hood, space for automatic washer, radiator.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE 15'0 x 12'11 (into alcove) (4.57 x 3.94m)

Double glazed window to front, built in cupboard housing combination boiler, radiator.

BEDROOM TWO 9'4 x 8'3 (2.84 x 2.51m)

Double glazed window to rear, access to roof space, radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn, paved driveway, planted borders.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries.

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

GS00015019.DJ.PC.14.05.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	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



Nelson Avenue, Gosforth



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