



Regent Farm Road Gosforth

- Extended semi detached bungalow
- Two bedrooms
- 20 ft dining kitchen
- Westerly facing garden
- Partially converted garage
- Close to shops, amenities, bus and metro links

Offers Over **£ 275,000**

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Regent Farm Road, Gosforth

A well appointed and extended semi detached bungalow located within the popular Regent Farm Estate in Gosforth. The property occupies a generous plot with lovely enclosed westerly facing garden, together with a fabulous extended dining/kitchen with integrated appliances. The garage has been partially converted to create an office space or gym and there is ample off street parking to the front. It is well positioned within easy walking distance to shops, amenities, bus and metro links and Gosforth High Street is a short distance away.

Briefly comprising UPVC entrance doors leading to the 20 ft dining kitchen. There is a good size sitting room with wood burner and patio doors which lead to a decked patio area to the rear. There is an inner hallway which provides access to both bedrooms and a bathroom. There is an additional enclosed garden which provides access to the partially converted garage with up and over door. Additional features include gas fired central heating and UPVC double glazing.

ENTRANCE

Double glazed entrance door to dining kitchen.

DINING KITCHEN 20'0 x 16'0 into 10'0 (6.10 x 3.05m)

Fitted with a range of wall and base units, single drainer sink unit, extractor hood, electric cooker point, integrated dishwasher, washing machine, fridge and freezer, wood flooring, two radiators, double glazed window to front and rear, double glazed door to rear.

SITTING ROOM 17'10 x 13'3 (5.44 x 4.04m)

Double glazed window to front, wood burner, double glazed patio door, radiator, double radiator.

INNER HALL

Cupboard housing combi boiler, radiator, access to loft space.

BEDROOM ONE 13'3 x 9'11 (4.04 x 3.02m)

Double glazed window to rear, fitted wardrobes, mirror fronted sliding doors, radiator.

BEDROOM TWO 11'0 (max) x 9'11 (3.35 x 3.02m)

Double glazed window to rear, built in wardrobe, radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath with dual shower over, pedestal wash hand basin, low level WC, tiled walls, radiator, double glazed frosted window.

FRONT GARDEN

Block paved driveway to front.

SIDE GARDEN

Decked patio, paved area, laid mainly to lawn, conifer boundaries.

REAR GARDEN

Mainly paved.

GARAGE

Detached.

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: C

EPC RATING: D

GS00015013.DJ.PC.30.04.24.V.2

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



Regent Farm Road, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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