



Hollywood Avenue Gosforth

Offered with no onward chain. A traditional 3 bedroom semi detached house located on Hollywood Avenue in Gosforth. The property is conveniently located within easy walking distance to the Regent Centre Interchange, excellent schools and Gosforth High Street with its range of shops and amenities. The property benefits from a good size southerly facing garden to the rear, large conservatory and driveway together with double glazing and gas fired central heating.

Briefly comprising entrance hallway with staircase leading to the first floor. There are 2 reception rooms together with a fully fitted kitchen which leads to a full width conservatory to the rear. To the first floor are 3 bedrooms with the main bedroom having fitted wardrobes. There is a family bathroom and a separate WC.

To the rear is good size southerly facing garden with driveway to the front providing off street parking.

Offers Over **£235,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double glazed window, understairs cupboard, radiator.

SITTING ROOM 15'10 x 9'11 (plus alcove) (4.83 x 3.02m)

Double glazed window, dado rail, coving to ceiling, radiator, built in cupboard.



DINING ROOM 14'4 (into bay) x 9'1 (4.37 x 2.77m)

Double glazed bay window to front, radiator.

CONSERVATORY 20'9 (wide) (6.32m)

Double glazed window to rear and side, double glazed French door, tiled floor, five radiators.

KITCHEN 12'5 x 8'5 (3.78 x 2.57m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, space for automatic washer, tiled floor, tiled splash back, radiator.



FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM ONE 12'0 x 10'4 (3.66 x 3.15m)

Double glazed windows, fitted wardrobes, built in cupboard, radiator.

BEDROOM TWO 10'3 x 8'8 (3.12 x 2.64m)

Double glazed window, radiator.

BEDROOM THREE 10'2 x 9'10 (into alcove) (3.10 x 3.00m)

Double glazed window to front, radiator.

BATHROOM

Panelled bathroom with shower over, pedestal wash hand basin, tiled walls, airing cupboard housing combination boiler, radiator, double glazed frosted window.

SEPARATE W.C.

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

FRONT GARDEN

Mainly paved, driveway.

REAR GARDEN

Southerly facing.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (Ultra-fast & Standard available)

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: B

EPC RATING: D

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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

