



Westbourne Avenue Gosforth

A well proportioned traditional semi detached house located within the popular Grange Park development in Gosforth. The property offers generous accommodation together with westerly facing garden, driveway and attached garage. It also benefits from a ground floor shower room. It is well placed within easy walking distance to the Regent Centre Interchange as well as excellent schools, shops and amenities. Gosforth High Street is a short distance away.

Guide Price **£295,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Cloaks cupboard, stripped floors, staircase to first floor, radiator.

SITTING ROOM 16'7 (into bay) x 12'5 (into alcove) (5.05 x 3.78m)

Double glazed bay window to front, cast iron fire place, coving to ceiling, radiator.



DINING ROOM 17'2 (into bay) x 12'0 (into alcove) (5.23 x 3.66m)

Double glazed bay window to rear, stripped floors, coving to ceiling, cast iron fire place, radiator.

KITCHEN 8'7 x 6'10 (2.62 x 2.08m)

Wall and base cupboards, 1 ½ bowl sink unit, built in electric oven, built in electric hob, space for automatic dishwasher, tiled splash back, understairs area, wall mounted combination boiler, double glazed window.

UTILITY

Tiled floor, door to garage, double glazed door to rear.



SHOWER ROOM

Double glazed bay window, low level WC, step in shower cubicle electric shower, wash hand basin, tiled walls.

FIRST FLOOR LANDING

Access to roof space (boarded loft) via loft ladder, stained glass window.

BEDROOM ONE 17'11 (into bay) x 9'8 (to wardrobes) (5.46 x 2.98m)

Double glazed bay window to front, leaded top lights, fitted wardrobes, stripped floors, cast iron fire place, radiator.

BEDROOM TWO 11'11 x 10'2 (3.63 x 3.10m)

Double glazed window to rear, stripped floors, fitted wardrobes, radiator.

BEDROOM THREE 8'1 x 7'4 (2.46 x 2.24m)

Double glazed window to front, leaded top lights, stripped floor, radiator.

FAMILY BATHROOM

Four piece site comprising: panelled bath with shower over, wash hand basin, low level WC, bidet, part tiled walls, heated towel rail, double glazed frosted windows.



FRONT GARDEN

Mainly gravelled, paved driveway.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, westerly facing.

GARAGE

Attached, space for automatic washer, space for tumble dryer, light and power points.

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: TBC

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Waiting on EPC

Waiting on Floor Plan

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.

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