



Briardene Crescent Gosforth

An immaculate FULLY MODERNISED TRADITIONAL semi detached house located within the sought after Kenton Park development on the fringe of central Gosforth. This lovely property is ideally suited for a growing family and benefits from a ground floor WC, westerly facing garden, ample off street parking and garage together with UPVC double glazing and gas fired central heating via combination boiler. It is well positioned for access into central Gosforth. There are frequent transport links nearby as well as excellent schools.

Guide Price **£325,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

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



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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, laminate flooring.

SITTING ROOM 15'7 (into bay) x 11'10 (plus alcove) (4.75 x 3.61m)

Double glazed bay window to front, feature fire place, slate inset and hearth, living flame effect gas fire, fitted cupboards and shelves to alcove.



DINING ROOM 11'1 X 10'0 (3.38 x 3.05m)

Double glazed patio door, double radiator.

KITCHEN 9'10 x 10'0 (3.00 x 3.05m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, door to utility, built in AEG electric oven, built induction hob, extractor hood, integrated dishwasher, tiled floor, tiled splash back, double glazed window.



UTILITY

UPVC door to rear, sink unit, space for automatic washer, tiled floor, combination boiler, door to garage.

W.C.

Low level WC, wash hand basin, extractor fan, radiator.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 15'11 (into bay) x 10'4 (to wardrobes) (4.85 x 3.15m)

Double glazed bay window to front, fitted wardrobes, radiator.

BEDROOM TWO 12'5 x 10'3 (3.78 x 3.12m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'0 x 6'11 (plus doorway) (2.74 x 2.11m)

Double glazed window to front, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan, double glazed frosted windows.

FRONT GARDEN

Lawned area, flower, tree and shrub borders, paved driveway.

REAR GARDEN

Laid mainly to lawn, paved patio area, planted borders, fenced boundaries, gated access.

GARAGE

Attached, electronically operated roller door, 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: D

EPC RATING: D

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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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