



Fawdon Park Road Fawdon

- Superb traditional bungalow
- Three bedrooms
- Generous southerly facing garden
- Open plan kitchen diner
- Ample off street parking
- Close to shops, amenities, bus and metro links

Offers in the region **£ 225,000**

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ROOK
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SAYER

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Fawdon Park Road, Fawdon

Viewing comes highly recommended on this superb traditional three bedroom bungalow remodelled and refurbished to offer a range of quality fixtures and fittings throughout together with flexible and versatile accommodation. The property occupies a substantial plot with generous Southerly facing garden and ample off street parking for several cars. It is conveniently located close to shops, amenities, bus and metro links to the city centre as well as being a short distance to Central Gosforth and the A1 motorway.

Briefly comprising; entrance hallway, lovely sitting room overlooking the rear garden, open plan kitchen diner with a range of high gloss wall and base units, three bedrooms and a modern bathroom suite with shower. The property benefits from modern UPVC double glazing and gas fired central heating via combination boiler. Externally to the rear of the property is a substantial Southerly facing garden whilst to the front there are wrought iron gates leading to a driveway providing ample parking for several cars.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double radiator.

SITTING ROOM 12'7 (into alcove) x 18'11 (3.84 x 5.77m)

Double glazed French door, two radiators

KITCHEN 16'9 x 19'6 (5.11 x 5.94m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, space for automatic washer, wall mounted combination boiler, radiator, double glazed window to rear.

BEDROOM ONE 13'3 (plus bay) x 13'11 (into alcove) (4.04 x 4.24m)

Double glazed bay window, radiator.

BEDROOM TWO 9'11 x 9'7 (3.02 x 2.92m)

Double glazed window to front, radiator.

BEDROOM THREE 8'11 x 5'10 (2.72 x 1.78m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, and low level WC, part tiled walls, extractor fan, double glazed frosted window.

GARDENS

Property is surrounded by lawn gardens with hedge boundaries, driveway to the front.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

GS00015184.DJ.PC.15/10/24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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



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