

# Hedley Street Gosforth

An outstanding 3 bedroom mid terraced house located within close proximity to Gosforth High Street. This attractive property has undergone substantial renovation to incorporate a range of quality fixtures and fittings. Key features include a superb kitchen/dining room extension to the rear with centre island, media wall, lantern roof and patio doors together with a fabulous loft conversion with dormer window and en suite with walk-in shower. The property also benefits from replacement UPVC sash windows together with gas fired central heating via combination boiler. It is conveniently located within easy walking distance to the High Street with its range of bars, restaurants and coffee shops as well as frequent transport links to the city centre.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front with original coving and ceiling rose. To the rear is a fabulous 24ft kitchen/dining room extension with centre island, sky light and patio doors. To the first floor are 2 double bedrooms with a quality fitted bathroom suite with separate shower. The second floor comprises a superb loft conversion with dormer window and en suite with walk-in shower. To the rear is a private courtyard with electronically operated roller door. There is a pleasant town garden to the front.

Offers Over **£450,000** 





### Hedley Street Gosforth

### ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Staircase to first floor, radiator.

SITTING ROOM 14'9 x 13'7 (into alcove) (4.50 x 4.14m)

Double glazed sash window to front, coving to ceiling, radiator.



# DINING KITCHEN 24'2 x 13'7 widening 15'11 (7.37 x 4.14-4.85m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in induction hob, extractor hood, centre island, dishwasher, combination oven, double glazed patio doors, laminate flooring.

#### FIRST FLOOR LANDING

Staircase to 2<sup>nd</sup> floor with spindle banister.

### BEDROOM ONE 17'5 (into alcove) x 14'5 (5.31 x 4.39m)

Cast iron fireplace, coving to ceiling, ceiling rose, radiator.



#### **EN SUITE SHOWER ROOM**

Three piece suite comprising: walk-in shower, wash hand basin with set in vanity unit, low level WC, Velux window, part tiled walls, extractor fan.

# BEDROOM TWO 14'3 x 10'10 (into alcove) (4.34 x 3.30m)

Double glazed window to rear, radiator.



Four piece suite comprising: panelled bath, step in shower cubicle, wash hand basin with set in vanity unit, low level WC, part tiled walls, heated towel rail, extractor fan, double glazed frosted window.



#### **SECOND FLOOR LANDING**

Double glazed window.

### BEDROOM THREE 19'0 x 10'6 narrowing to 9'8 (5.79 x 3.20-2.95m)

Double glazed dormer window, Velux window, radiator.

#### **FRONT GARDEN**

Town garden to front.

#### **REAR YARD**

Electronically operated roller door.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

#### 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: TBC

GS00015337.DJ.PC.23.10.24.V.1

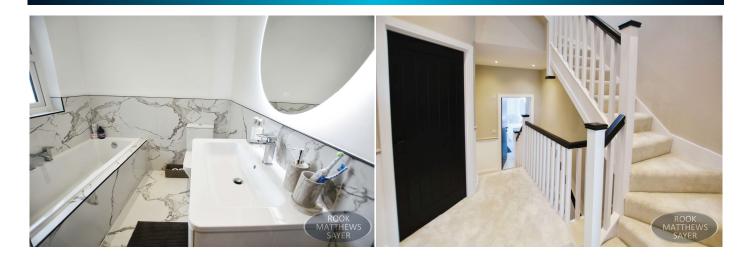
Waiting on EPC

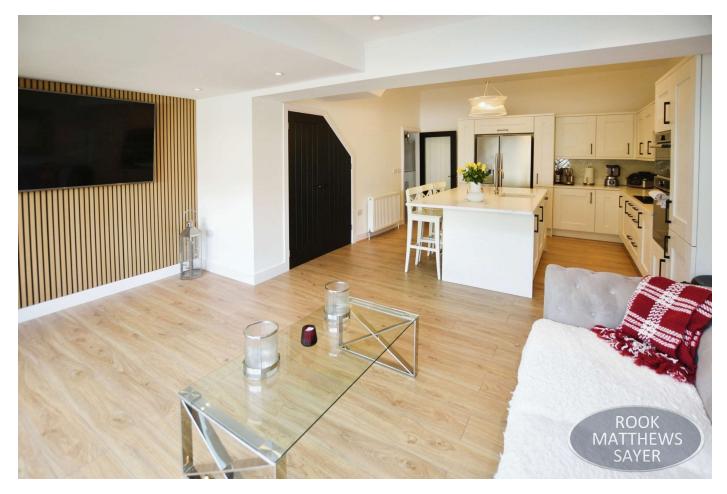












Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

interests to check the working condution or any appliances. Kins has not sought to verify the legal true or the property and the outers must cotain 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

