



Southwood Gardens Gosforth

A well appointed traditional 3 bedroom semi detached house with southerly facing garden and ground floor WC. The property is well positioned close to shops, amenities and transport links as well as being a short distance to the A1 motorway and central Gosforth.

The property comprises hallway with panelled walls, cloaks cupboard and staircase leading to the first floor. There are 2 reception rooms both with bay windows and a fully fitted kitchen with breakfast bar. There is also a utility with WC. To the first floor are 3 bedrooms together with a family bathroom with shower and a separate WC. To the rear is a lovely mature southerly facing garden with patio with an additional garden to the front with driveway leading to the attached garage with double timber doors. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

Offers Over **£295,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, panelled walls, cloaks cupboard, double radiator.

DINING ROOM 14'10 (into bay) x 12'2 (into alcove) (4.52 x 3.71m)

Double glazed bay window to front with leaded top lights, feature fireplace, coving to ceiling, double radiator.



SITTING ROOM 17'8 (into bay) x 12'2 (into alcove) (5.38 x 3.71m)

Double glazed bay window to rear, feature fireplace, coving to ceiling, double radiator.

BREAKFAST KITCHEN 9'9 (to doorway) x 9'3 (2.97 x 2.82m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in gas hob, extractor hood, breakfast bar, radiator, door to utility.



UTILITY

Sink unit, storage cupboard, space for automatic washer, tiled floor, door to garage, double glazed door to rear.

W.C.

Low level WC, wash hand basin, tiled floor, heated towel rail.

HALF LANDING

Double glazed stained glass window.

BEDROOM ONE 15'5 (into bay) x 12'0 (into alcove) (4.70 x 3.66m)

Double glazed bay window to front, leaded top lights, radiator.

BEDROOM TWO 18'3 x 10'10 (plus alcove) (5.56 x 3.30m)

Double glazed bay window to rear, built in wardrobe, double radiator.

BEDROOM THREE 11'11 (into bay) x 9'8 (3.63 x 2.95)

Double glazed bay window to rear, built in cupboard, double radiator.

FAMILY BATHROOM

Two piece suite comprising: panelled bath electric shower over, wash hand basin with set in vanity unit, part tiled walls, heated towel rail, double glazed stained glass frosted window.

SEPARATE W.C.

Low level WC, double glazed frosted window.



FRONT GARDEN

Mainly gravelled, paved driveway, planted borders.

REAR GARDEN

Southerly facing, patio, flower, tree and shrub borders, fenced boundaries.

GARAGE

Attached, double timber doors, 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 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

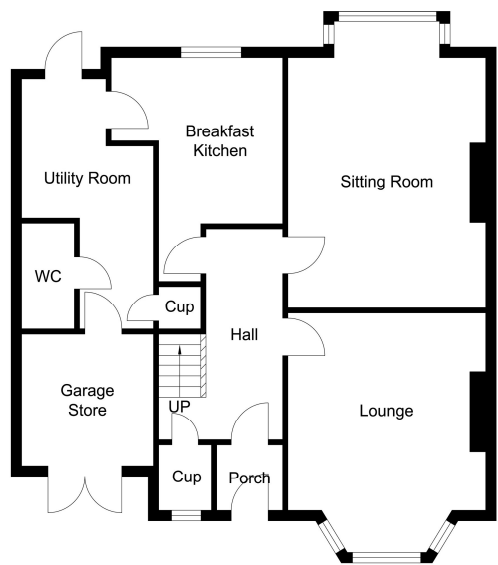
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EPC RATING: C

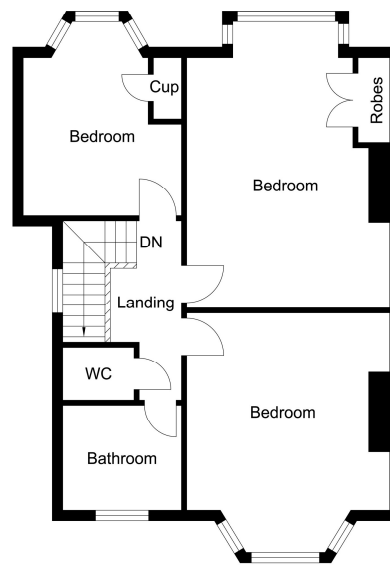
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Southwood Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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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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