



## Worcester Way Wideopen

A simply stunning 2 bedroom semi detached bungalow well positioned within walking distance to local shops, amenities and transport links. This superb property is presented to the highest of standard and has undergone substantial renovations by the current owners to create a fabulous family home. A key feature is an impressive extension to the side of the property incorporating a quality fitted dining kitchen with twin 'Neff' ovens, 'Smeg' 5 burner gas hob and integrated dishwasher and washing machine. There is also a large open plan L shaped sitting room with media wall and French doors leading to the rear garden. The bathroom also comprises a quality 3 piece suite with shower over the bath. To the rear is a lovely sunny garden with raised composite decked patio area and large shed with lighting and power. To the front is a block paved driveway providing ample off street parking. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

Offers Over **£250,000**

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## **ENTRANCE DOOR LEADS TO:**

### **ENTRANCE HALL**

Double glazed composite UPVC door, polished ceramic flooring.

### **SITTING ROOM (L-shaped) 14'11 x 10'2 – 19'7 x 8'9 (4.55 x 3.10m – 5.97 x 2.67m)**

Double glazed window to rear, fitted shelves to alcoves, double glazed French door, two vertical radiators, media wall.



### **DINING KITCHEN 19'3 x 7'2 widening to 10'4 (5.87 x 2.18-3.15m)**

Fitted with a range of wall and base units, single drainer sink unit, tiled splash back, wall mounted combination boiler, radiator, double glazed window to front and rear, polished ceramic flooring, Velux window.



### **BEDROOM ONE 13'0 x 9'5 (3.96 x 2.87m)**

Double glazed window to front, fitted wardrobes sliding doors, coving to ceiling, radiator, laminate flooring.

### **BEDROOM TWO 10'9 (into bay) x 9'3 (3.28 x 2.82m)**

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

### **BATHROOM/W.C.**

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan, double glazed frosted windows, access to loft space.



### **FRONT GARDEN**

Laid mainly to lawn, paved driveway.

### **REAR GARDEN**

Mainly paved, southerly facing, fenced boundaries, raised composite decked area.

**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**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1954  
Ground Rent: £9 per annum. Planned increase TBC  
Service Charge: £TBC  
Any Other Charges/Obligations: N/A

**COUNCIL TAX BAND: B**

**EPC RATING: D**

GS00015223.DJ.PC.19/09/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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**

