



Carsdale Road Gosforth

- Modern mid terrace house
- Private garden
- 2 double bedrooms
- Driveway
- Access to local shops, amenities and transport links
- Ideally suited for a first time buyer

Guide Price **£ 150,000**

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ROOK
MATTHEWS
SAYER

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Carsdale Road, Gosforth

An immaculate modern 2 bedroom mid terrace house ideally suited for a first time buyer. The property benefits from a ground floor WC, 2 double bedrooms, private garden and driveway. It is well positioned for access to local shops, amenities and transport links.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door.

LOUNGE 13'0 x 10'8 (3.96 x 3.25m)

Double glazed window to front, radiator.

DINING KITCHEN 14'4 x 9'2 (4.37 x 2.79m)

Fitted with a range of wall and base units, single drainer sink unit, double glazed French doors to rear, wall mounted combination boiler.

W.C.

Low level WC, wash hand basin.

BEDROOM ONE 10'11 x 10'9 (3.33 x 3.28m)

Double glazed window, walk in cupboard, radiator.

BEDROOM TWO 11'2 x 7'11 (3.40 x 2.41m)

Double glazed window, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed frosted window.

FRONT GARDEN

Driveway

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries.

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

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. 155 years from 2012 (143 years remaining)

Ground Rent: N/A

Lease Charge: £150.00 per annum - Review Period: TBC -

Increase Amount: TBC

Council Tax Band: A

EPC Rating: C

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	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



Carsdale Road, Gosforth



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