



Marlborough Avenue Gosforth

A well appointed traditional semi detached house conveniently located within easy walking distance to the Regent Centre Interchange, excellent schools, shops and amenities. The property would suite a variety of potential purchasers and benefits from modern gas fired central heating, UPVC double glazing, driveway and private garden.

Briefly comprising entrance hallway, through lounge/dining room, fully fitted kitchen and utility. To the first floor are 3 bedrooms together with a family bathroom and separate WC. To the rear is an enclosed garden with decked patio area with driveway to the front providing off street parking.

Offers Over **£215,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, built in cupboard, laminate floor, radiator.

LOUNGE/DINING ROOM 25'9 x 11'11 (into alcove) (7.85 x 3.36m)

Double glazed window to rear, double glazed bay window to front, laminate flooring, radiator.



KITCHEN 11'8 x 7'9 (3.56 x 2.36m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, space for automatic dishwasher, tiled splash back, understairs cupboard, radiator, double glazed window to rear.

UTILITY

Door to rear, space for automatic washer, double glazed door to front, radiator.



BEDROOM ONE 13'3 x 11'6 (4.04 x 3.51m)

Double glazed window to front, radiator.

BEDROOM TWO 10'11 x 9'3 (3.33 x 2.82m)

Double glazed window to rear, radiator.

BEDROOM THREE 10'4 x 8'6 (plus doorway) (3.15 x 2.59m)

Double glazed window to front, radiator.



FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, tiled walls, heated towel rail, airing cupboard housing hot water cylinder, combination boiler, double glazed frosted window to rear.

SEPARATE W.C.

Low level WC, double glazed frosted window.

FRONT GARDEN

Driveway.

REAR GARDEN

Laid mainly to lawn, decked patio area.

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

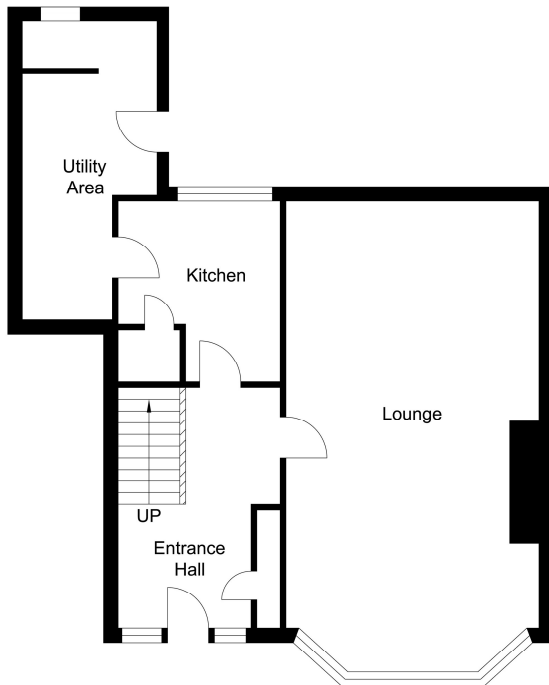
COUNCIL TAX BAND: B

EPC RATING: D

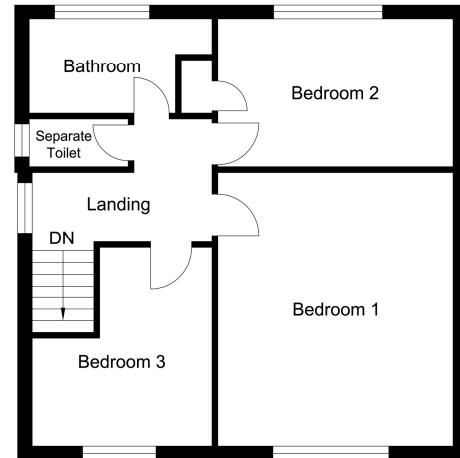
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor

Marlborough Avenue

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 2

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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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