



Salters Road Gosforth

- Well appointed traditional upper flat
- Three bedrooms
- Southerly facing courtyard
- Ideally suited for a first time buyer
- Modern UPVC double glazing
- Frequent transport links nearby

Offers Over **£ 175,000**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Salters Road, Gosforth

A very well appointed traditional upper flat located on Salters Road in Gosforth with southerly facing courtyard to the rear. The property ideally suited for a first time buyer and benefits from modern UPVC double glazing and gas fired central heating via combination boiler. It also maintains some of its original character with period fireplace and ornate plasterwork to the ceiling in the main bedroom. There are frequent transport links nearby as well as local shops and Ashburton Road. Gosforth high street is a short distance away.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Entrance door, staircase to first floor.

LOUNGE 13'11 x 10'7 (plus alcove) (4.24 x 3.23m)

Double glazed window to rear, feature fireplace, double radiator, fitted cupboard.

KITCHEN 8'0 x 6'9 (2.44 x 2.06m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, lino floor, tiled splash back, wall mounted combination boiler, radiator, double glazed window to rear.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 15'5 x 10'6 (to wardrobes) (4.70 x 3.20m)

Double glazed window to front, fitted wardrobes, feature fireplace, coving to ceiling, ceiling rose, double radiator.

BEDROOM TWO 8'1 (to wardrobes) x 7'3 (2.46 x 2.21m)

Double glazed window to front, fitted wardrobes, double radiator.

BEDROOM THREE 8'1 (to wardrobes) x 7'3 (2.46 x 2.21m)

Double glazed window to rear, fitted wardrobes, radiator.

WET ROOM

Electric shower, wash hand basin, low level WC, tiled walls, extractor fan, double glazed frosted window.

PRIVATE YARD

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street

MINING (delete as appropriate)

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. 999 years from 1987 (962 years remaining)

Ground Rent: Peppercorn

Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: E

GS00015189.DJ.PC.01.11.24.V.2

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



Salters Road, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 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

