



Burnside Road Gosforth

An opportunity to purchase this lovely traditional 3 bedroom semi detached property located within this much sought after cul-de-sac just off the Great North Road in Gosforth. The property benefits from a range of modern fixtures and fittings together with good size westerly facing garden to the rear, large conservatory, ground floor WC, driveway and attached garage. It is well positioned for access to excellent local schools, shops, amenities together with bus and metro links at the Regent Centre Interchange. Gosforth High Street is a short distance away.

The property comprises to the ground floor entrance hallway with staircase leading to the first floor. There is a through lounge/dining room with hardwood flooring and quality fitted shelves and cupboards to the alcoves. There is also access to a large conservatory overlooking the rear garden. The kitchen comprises a range modern high gloss wall and base units which leads to the utility and ground floor WC. To the first floor are 3 bedrooms and a family bathroom. Externally to the rear is a lovely westerly facing garden with driveway to the front leading to an attached garage. The property also benefits from UPVC double glazing and gas fired central; heating via combination boiler.

Offers Over **£345,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

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



Burnside Road Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, hardwood flooring.

W.C.

Double glazed window, low level WC, wash hand basin, combination boiler, extractor fan.



THROUGH LOUNGE/DINER 27'2 x 14'3 (8.28 x 4.34m)

Double glazed bay window to front, feature fireplace, double glazed door to conservatory, two quality double radiators, fitted shelves and cupboards to alcove.

CONSERVATORY 12'8 x 9'3 (3.86 x 2.82m)

Double glazed window to rear and side, double glazed French door, hardwood flooring, radiator.



KITCHEN 11'4 x 10'0 (3.45 x 3.05m)

Fitted with a range of high gloss wall and base units, double drainer sink unit, electric cooker point, tiled floor, tiled splash back, double glazed window, door to utility.

UTILITY/REAR PORCH

Space for automatic washer, door to garage, double glazed door to rear.

FIRST FLOOR LANDING

Access to roof space.



BEDROOM ONE 16'0 x 11'5 (to wardrobes) (4.88 x 3.48m)

Double glazed bay window to front, fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM TWO 13'6 x 10'3 (4.11 x 3.12m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM THREE 9'8 x 9'3 narrowing 5'10 (2.95 x 2.82-1.78m)

Double glazed window to front, built in cupboard, radiator.



FAMILY BATHROOM

Four piece suite comprising: panelled bath, wash hand basin with set in vanity unit, step in shower cubicle, low level WC, tiled walls, double glazed frosted window rear.

FRONT GARDEN

Laid mainly to lawn, planted borders, driveway.

REAR GARDEN

Laid mainly to lawn, westerly facing, patio, fenced boundaries, garden shed, greenhouse, gated access.

GARAGE

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

COUNCIL TAX BAND: D

EPC RATING: D

GS00015399.DJ.PC.10.12.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



ROOK
MATTHEWS
SAYER



ROOK
MATTHEWS
SAYER



ROOK
MATTHEWS
SAYER

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

