



ROOK
MATTHEWS
SAYER

Arlington Avenue Gosforth

- Traditional end link house
- Private garden
- 3 bedrooms
- Ample off street parking
- Close to shops, amenities and transport links
- Ideally suited for a growing family

Guide Price **£ 179,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

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Arlington Avenue, Gosforth

A traditional 3 bedroom end link house conveniently located close to shops, amenities and transport links and local schools. The property is ideally suited for a growing family and benefits from ample off street parking, private garden, gas fired central heating and double glazing.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed window, staircase to first floor, radiator.

SITTING ROOM 13'5 x 12'4 (into alcove) (4.09 x 3.76m)

Double glazed window to front, radiator.

DINING ROOM 10'0 x 9'4 (3.05 x 2.84m)

Double glazed window to rear, radiator.

CONSERVATORY

Double glazed windows to rear and side.

KITCHEN 16'6 x 11'4 into 7'9 (5.03 x 3.45-2.39m)

Fitted with a range of wall and base units, single drainer sink unit, gas cooker point, space for automatic washer, space for automatic dishwasher, door to stove, double glazed window to rear.

BEDROOM ONE 11'6 x 11'5 (3.51 x 3.48m)

Double glazed window to front, radiator.

BEDROOM TWO 13'1 x 9'0 (3.99 x 2.74m)

Double glazed window to rear, ducted air vent, radiator.

BEDROOM THREE 8'2 x 8'4 (incude bulkhead) (2.49 x 2.54m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, airing cupboard housing combination boiler, radiator, double glazed frosted windows to rear.

FRONT GARDEN

Paved driveway to front.

REAR GARDEN

Paved area, decked patio.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: Yes
Parking: Allocated Parking Space

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access
- Wide doors
- Level access

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: A

EPC RATING: C

GS00015409.DJ.PC.18.12.24.V.1

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



Arlington Avenue, Gosforth



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