

4 bed terraced house to buy in NE3

Rothwell Road, Gosforth, Newcastle upon Tyne and Wear, NE3 1TY

£475,000 Offers Over

- ✓ Four Bedrooms
- ✓ Mid Terrace House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links

**FOR
SALE**



Summary

- Property Type: Terraced House - Bedrooms: 4 - Parking: On Street - Central Heating: Gas
- Price: Offers Over £475,000
- Tenure: Freehold

Description

Offered with no onward chain is this well presented and modern four bedroom mid terrace house situated within this favoured residential street and will appeal to a variety of buyers. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre and the Coast.

The accommodation comprises; entrance hall with stairs to the first floor, lounge to the front with walk in bay window, dining room, ground floor WC, modern fitted kitchen with a good range of wall and base units, complimenting work surface space for range cooker, integrated under bench fridge, integrated under bench freezer, integrated dishwasher, integrated washing machine, door leading to the rear garden, two UPVC double glazed windows and radiator. To the first floor, four bedrooms, shower room/WC and a luxury bathroom/WC.

This property has been sympathetically modernised throughout providing modern living whilst retaining original features indicative of a property of its age.

Externally to the front is a town garden which is mainly laid lawn with mature planted borders and walled boundaries. To the rear is a West facing private yard which is mainly paved with walled boundaries.

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2104a>

Please contact the Gosforth Branch on for further information and viewings.

Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

To the front of the property is mainly laid to lawn with mature planted borders and walled boundaries.



Entrance Hall

With doors off to the lounge, dining room, kitchen, understairs storage cupboards and stairs to the first floor.

Lounge

5.33m x 4.32m (17'5" x 14'2")

UPVC double glazed walk in bay window to the front, feature fireplace and two radiators.



Dining Room

4.42m x 3.65m (14'6" x 11'11")

UPVC double glazed door leading to rear yard, two UPVC double glazed windows, feature fireplace and two radiators.



Kitchen

5.87m x 3.12m (19'3" x 10'2")

Modern fitted kitchen with a good range of wall and base units, complimenting work surface space for range cooker, integrated under bench fridge, integrated under bench freezer, integrated dishwasher, integrated washing machine, door leading to the rear yard, two UPVC double glazed windows and radiator.



Downstairs WC

3.25m x 1.28m (10'7" x 4'2")

With low level WC, hand wash basin and heated towel rail.



First Floor Landing

With doors off to the bedrooms, shower room/WC, bathroom/WC and large storage cupboards.

Bedroom One

4.16m x 3.52m (13'7" x 11'6")

UPVC double glazed window to the front, feature fireplace and two radiators.



Bedroom Two

3.34m x 3.00m (10'11" x 9'10")

UPVC double glazed window to the rear, feature fireplace and radiator.



Bedroom Three

3.03m x 2.80m (9'11" x 9'2")

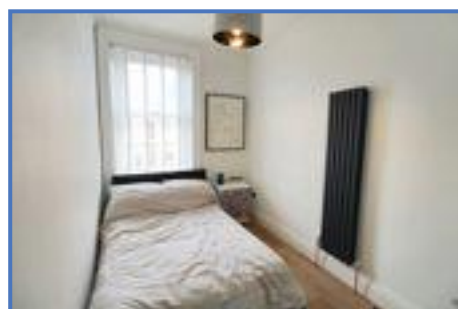
UPVC double glazed window to the rear and radiator.



Bedroom Four

4.25m x 2.14m (13'11" x 7'0")

UPVC double glazed window to the front and radiator.



Shower Room/WC

3.71m x 1.34m (12'2" x 4'4")

White three piece shower suite comprising; shower cubicle, hand wash basin, low level WC and heated towel rail.



Bathroom/WC

3.06m x 2.22m (10'0" x 7'3")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and heated towel rail.



Rear Garden

West facing private rear yard mainly paved with walled boundaries containing up and over garage door leading to the rear lane.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Rothwell Road, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1TY

Contact your local branch today for more information on this property:

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, www.pattinson.co.uk

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