



Burnside Road, Gosforth

- Immaculate semi detached property
- Three bedrooms, two reception rooms
- Rewired
- Double glazing
- Gas central heating
- Front & rear gardens, garage
- Conservatory

OIRO £ 299,950



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Viewing comes highly recommended on this immaculate three bedroom semi detached property situated within this sought after cul de sac providing easy access to shops, amenities, schools and transport links. Internally the property has undergone substantial refurbishment by the current owners to offer a range of quality fixtures and fittings throughout. Briefly comprising; reception hall, cloakroom, w.c, through lounge/diner, conservatory, kitchen, utility, three bedrooms and a bathroom/w.c.

Externally there are westerly facing gardens to the front and the rear and an attached garage.

RECEPTION HALL

With double glazed entrance door, staircase to first floor, solid oak flooring, coving to ceiling, radiator.

CLOAKROOM

W.C.

With window to the rear, low level w.c, quarry tiled flooring, coving to ceiling, wash hand basin, condensing combination boiler, part tiled walls.

THROUGH LOUNGE/DINER 26'6 plus bay x 14'2 narrowing 11'2 (8.09m x 4.32m to 3.40m)

With double glazed bay window to the front, granite fireplace incorporating living flame effect gas fire, telephone point, television point, coving to ceiling, door to the conservatory, solid oak flooring, two double radiators.

CONSERVATORY 12'8 x 9'2 (3.86m x 2.95m)

With double glazed windows to the rear and side, television point, double glazed French door, laminate flooring, double radiator.

KITCHEN

Fitted with a range of wall & base units, double drainer ceramic sink unit, door to utility, built in electric oven and five burner gas hob with extractor hood over, part tiled walls, tiled floor, built in cupboards, integral dishwasher, radiator.

UTILITY

With wall & base units, sink unit, quarry tiled floor, part tiled walls, space for automatic washing machine, door to garage, double glazed door to the rear.

HALF LANDING

With double glazed window to the side.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM ONE 16'0 into bay x 11'5 (4.88m x 3.48m)

With double glazed bay window to the front, fitted wardrobes with mirror fronted sliding doors, television point, coving to ceiling, radiator.

BEDROOM TWO 13'6 x 10'3 (4.12m x 3.12m)

With double glazed window to the rear, coving to ceiling, radiator.

BEDROOM THREE 9'8 x 9'3 narrowing to 5'10 (2.95m x 2.82m to 1.79m)

With double glazed window to the front, built in cupboard, telephone point, coving to ceiling, radiator.

BATHROOM/W.C.

Fitted with a white four piece suite comprising; panelled bath, wash hand basin, tiled walls, set in vanity unit, step in shower cubicle with shower over, low level w.c, halogen down lighting, towel rack, airing cupboard, tiled floor, double glazed frosted window to the rear.

EXTERNALLY

The front garden is laid mainly to lawn with walled boundaries, driveway. There is a westerly facing garden to the rear.

GARAGE

Attached garage with electric roller door.

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	CURRENT	POTENTIAL		CURRENT	POTENTIAL
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO ₂		
(92 - 100) A			(92 - 100) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D	72	74	(65 - 68) D	68	70
(39 - 54) E			(39 - 54) E		
(21 - 38) F			(21 - 38) F		
(1 - 20) G			(1 - 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - High CO ₂		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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