





- Popular Location
- Four Bedrooms
- Close to Amenities
- Off Street Parking
- Viewing Recommended
- Spacious Home
- Conservatory
- Good Transport Links
- Council Tax Band *B*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/msxyfiS0NEE> ****

This four-bedroom, semi-detached home is positioned on the popular Rothbury Gardens, in Wideopen, just North of Gosforth. Offered for sale with the benefit of no upper chain.

The location is well placed for many local amenities including shops, schools, and parks with further amenities easily accessible in Gosforth and Newcastle city centre via regular bus routes and the A1 Motorway.

The property briefly comprises to the ground floor: - entrance hallway, spacious lounge with sliding doors to the conservatory, and a generous kitchen dining room with fitted wall and floor units and access to the rear. To the first floor there are three bedrooms and a modern family shower room/WC with vanity units. To the second floor there is a further double bedroom and storage. The property further benefits from gas central heating and double glazing.

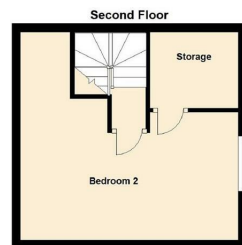
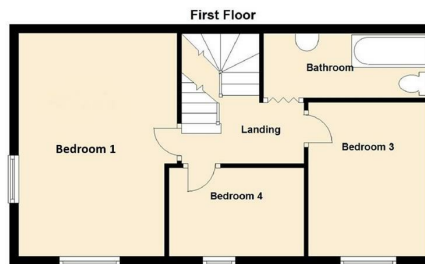
Externally there is a paved driveway to the front for off street parking along with a private garden with a patio area and lawn. There is also an easy to maintain garden to the rear.

Interested parties are urged to arrange a prompt and essential internal viewing. Please call 0191 236 2070 for more information.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.



Lounge 15'6" x 11'3" (4.73 x 3.44)


Kitchen 13'8" x 13'3" (4.19 x 4.06)

Bedroom One 13'10" x 10'11" (4.24 x 3.34)

Bedroom Two 18'10" x 15'5" (5.76 x 4.72)

Bedroom Three 10'5" x 8'5" (3.20 x 2.59)

Bedroom Four 8'11" x 6'0" (2.72 x 1.83)

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

The difference between house and home

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