

Glamis Avenue | Melton Park | NE3 5SY

£525,000

A spacious two-bedroom detached bungalow set back from the road on a generous plot within the sought-after Melton Park development in Gosforth. Offering well-proportioned accommodation throughout, this larger-style home benefits from a lovely westerly-facing rear garden, ideal for enjoying afternoon and evening sunshine. Externally, there is ample off-street parking together with a good-sized garage, providing excellent storage and additional parking facilities. The property represents an ideal opportunity for those seeking single-storey living, combining comfortable accommodation with attractive outdoor space and practical amenities in a highly convenient location.

The accommodation comprises a reception hallway with hardwood flooring, two storage cupboards, and a ladder providing access to a boarded loft space. There is an impressive 30ft dual-aspect lounge/dining room featuring a living-flame gas fire, bay window, and French doors leading to the rear garden. The modern fitted kitchen offers a range of integrated appliances. There are two double bedrooms, both featuring fitted Cavendish wardrobes. In addition, there is a quality replacement shower room with a walk-in shower and underfloor heating, together with a separate WC. Externally, to the rear, is a beautiful westerly-facing landscaped garden. To the front, there is a generous lawned garden and a driveway providing ample off-street parking for several cars. There is also a good-sized garage with utility area and an electronically operated up-and-over door.

Further benefits include modern uPVC double glazing and gas-fired central heating via a combination boiler.

RMS | Rook Matthews Sayer

2 1 1

Spacious detached bungalow in sought-after Melton Park

Impressive 30ft dual-aspect lounge/dining room

Two double bedrooms with fitted Cavendish wardrobes

Beautiful westerly-facing landscaped garden

Ample off-street parking plus garage with utility area

uPVC double glazing & gas central heating via combi boiler

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:
RECEPTION HALL
Hardwood flooring, built in cupboard, access to roof space, double radiator.

LOUNGE/DINING ROOM 16'5 x 14'1 (5.00 x 4.28m) / 12'8 x 10'6 (3.85 x 3.21m)
Double glazed bay window, coving to ceiling, double glazed French door, two double glazed radiators.

KITCHEN 12'4 x 10'11 (3.75 x 3.32m)
Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, part tiled walls, tiled floor, integrated fridge, freezer and dishwasher, double glazed window to rear, double glazed door to rear.

BEDROOM ONE 16'1 x 13'7 (4.90 x 4.13m)
Double glazed bay window to front, fitted 'Cavendish' wardrobes, radiator.

BEDROOM TWO 13'7 x 10'10 (4.13 x 3.30m)
Double glazed window to rear, fitted bedroom furniture, fitted 'Cavendish' wardrobes, double radiator.

SHOWER ROOM
Walk-in shower, wash hand basin with set in vanity unit, underfloor heating, heated towel rail, extractor fan, double glazed frosted windows to rear.

SEPARATE W.C.
Low level WC, part tiled walls, double glazed frosted window.

FRONT GARDEN
Laid mainly to lawn, driveway.

REAR GARDEN
Patio, summer house, flower, tree and shrub borders, gated access, westerly facing.

GARAGE 18'11 x 10'1 (5.77 x 3.07m)
Electronically operated up and over door, light and power points, space for washing machine, wall mounted combination boiler.

T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer













T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

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

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

ACCESSIBILITY
This property has accessibility adaptations:
- Suitable for wheelchair user
- Wet room

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: E

EPC RATING: D

GS00016364.DJ.PC.05.11.26.V.1

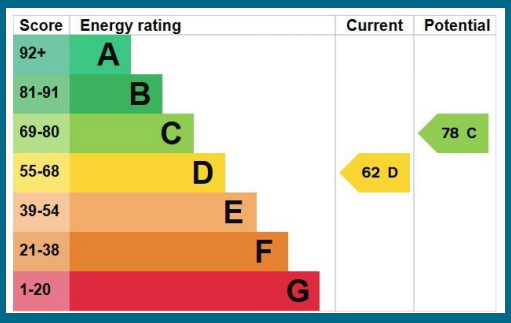




T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | 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.

The Property Ombudsman

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer