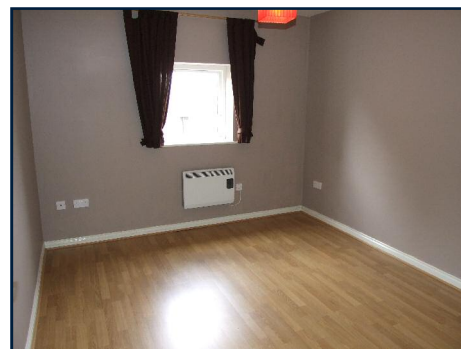




Collingwood Mews Gosforth

- Well Presented 1st Floor Flat
- One Reception Room
- Two Bedrooms (En Suite Bathroom)
- Electric Storage Heating
- Double Glazing
- Underground Parking

£145,000



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18 Collingwood Mews, Gosforth, Newcastle upon Tyne, NE3 1BF

A well presented first floor flat situated in this popular residential development within close proximity to Gosforth High Street with its range of shopping, leisure and transport facilities. The accommodation briefly comprises; entrance hall, lounge, fitted kitchen, two bedrooms (including master with en suite) and a main bathroom/w.c. with shower over. Additional benefits include alarm system, entry phone, double glazing, storage heating and Underground Parking.

COMMUNAL ENTRANCE

With lift to 1st floor.

ENTRANCE HALL

Entrance door, built in cupboard housing hot water cylinder, storage heater.

LOUNGE 11'10 x 11'8 (3.61m x 3.56m)

Double glazed window, television point, entry phone, storage heater, laminate flooring, archway to kitchen.

KITCHEN 8'11 x 8'10 (2.72m x 2.69m)

Fitted with a range of wall & base units, one and a half bowl sink units, built in electric oven, built in electric hob with extractor hood, part tiled walls, laminate flooring, integral dishwasher and washing machine.

BEDROOM ONE 11'10 x 10'0 (3.61m x 3.05m)

Double glazed window, laminate flooring, built in wardrobe, laminate flooring, wall mounted electric heater.

EN SUITE SHOWER ROOM

White three piece suite comprising; pedestal wash hand basin, step in shower cubicle with shower, low level w.c, convector fan, tiled walls and an extractor fan.

BEDROOM TWO 11'8 x 8'0 (3.56m x 2.44m)

Double glazed window, laminate flooring, wall mounted electric heater.

BATHROOM/W.C.

White three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level w.c, part tiled walls, convector fan and an extractor fan.

CAR PORT

R186 Ravensworth 01670 713330



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 (81 - 91) B (69 - 80) C (55 - 68) D (39 - 54) E (21 - 38) F (1 - 20) G Not energy efficient - higher running costs		(92 - 100) A (81 - 91) B (69 - 80) C (55 - 68) D (39 - 54) E (21 - 38) F (1 - 20) G Not environmentally friendly - High CO ₂	
	66	57	62
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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