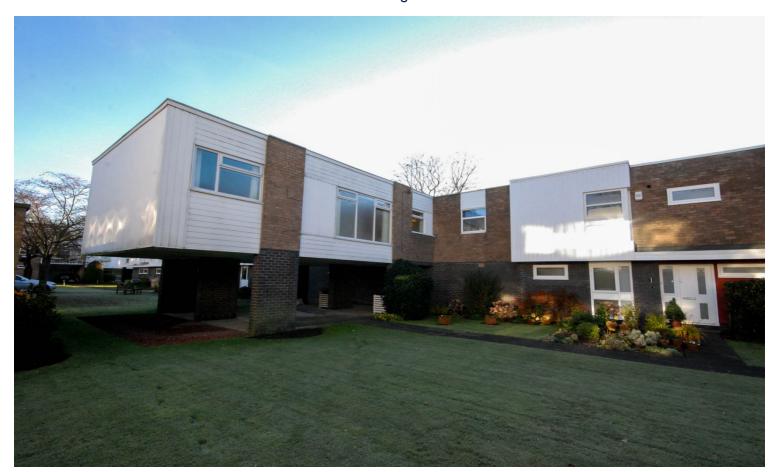
# **Andrew Craig**

The Property Specialists andrewcraig.co.uk









## Ferndene Court, Gosforth

### £875 Monthly Plus Fees





EPC Rating: D Ref: 311359



The Agent of the North

### Ferndene Court, Gosforth







SPACIOUS AND EXTREMELY WELL PRESENTED THROUGHOUT, A THREE BEDROOM MAISONETTE WITH PARKING. Situated in the highly desirable Ferndene Court, Gosforth which is ideally located for easy access to all the amenities that Gosforth High Street has to offer as well as excellent road links and public transport links. The property briefly comprises:- entrance hallway with access to ground floor bedroom/study, stairs to first floor with access to a well fitted kitchen, large living room with plenty of natural light, two further double bedrooms and a shower room/w.c. Externally there is off street private parking for two vehicles, and direct access to a communal garden. The property benefits from gas fired central heating and plentiful storage (there are numerous storage cupboards). This needs to be viewed at your earliest convenience to appreciate the standard of accommodation on offer.

#### **ENTRANCE HALL**

Carpeted flooring, radiator, two storage cupboards (one housing the combi boiler), UPVC front and rear door leading to the external parking area and communal garden, door to ground floor bedroom.

#### **BEDROOM THREE** 2.82m (9'3) x 2.54m (8'4)

Ground floor - Carpeted flooring, UPVC window and radiator.

#### **LANDING**

Stairs to first floor landing, carpeted flooring, UPVC window, radiator, two storage cupboards, door to kitchen and lounge.

#### **LOUNGE** 5.84m (19'2) x 4.29m (14'1)

UPVC window and UPVC floor to ceiling window, two radiators, uplighters to the walls, carpeted flooring, door to the rear landing.

#### **KICTHEN** $3.56m (11'8) \times 2.21m (7'3)$

Range of wall and base units with roll top work surface, stainless Steele sink and drainer, electric oven and hob, extractor hood. Integral microwave, dishwasher, space for fridge freezer, plumbing for washing machine, part titled walls, vinyl floor, radiator, UPVC window.

#### **REAR LANDING**

Carpeted flooring, two storage cupboards and access to the first and second bedroom, door to bathroom.

#### **BEDROOM ONE** 3.33m (10'11) x 3.23m (10'7)

Front double - Carpeted flooring, UPVC window, radiator and fitted wardrobes.

#### **BEDROOM TWO** 3.15m (10'4) x 2.36m (7'9)

Rear double - Carpeted flooring, UPVC window, radiator and fitted wardrobes.

#### **SHOWER ROOM**

UPVC window, vinyl floor, tiled walls, radiator, low level w.c., pedestal wash basin, bade and shower cubical.

#### **EXTERNALLY**

Communal gardens to the front and rear, the communal garden to the rear has access directly into the property. Off multiple space for off street parking.

Andrew Craig is *The* Agent of the North and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Auctions, Conveyancing, Lettings, Property Management, Surveys and Valuations. Call now on 0845 226 | 222

Every care has been taken in the preparation of these particulars and whilst believed to be accurate they are for general guidance only and they must not be relied upon as statements of representation of fact. Any prospective Purchasers or Tenants must satisfy themselves by inspection or otherwise as to the correctness of the particulars contained. The mention of fixtures, fittings and appliances does not imply that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. They do not constitute any part of an offer or contract. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.