

# Andrew Craig

The Property Specialists

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## Ferndene Court, Gosforth

### £875 Monthly Plus Fees

EPC Rating: D

Ref: 311359



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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.

## KITCHEN 3.56m (11'8) x 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 tiled 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.

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