



## Farne Avenue Gosforth

- Semi detached house
- Three bedrooms
- Gardens to three sides
- Extended to rear
- Garden room

**Offers Over: £250,000**



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# Farne Avenue

## Gosforth, NE3 2BJ

Occupying a prominent plot with wide frontage and gardens to three sides. Extended to the rear, this impressive semi detached home is superbly presented and maintained having been the subject of major expenditure in recent years.

At ground floor level there is a hallway, through lounge/dining room, splendid garden room, fitted kitchen with adjoining utility room and guest cloakroom. At first floor level there is a landing, three bedrooms and lavish bathroom/WC refitted with contemporary white suite in recent months.

Other attractions include: garage, driveway, gas central heating and double glazing virtually throughout.

### ENTRANCE DOOR LEADS TO:

#### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, built in cupboard, understairs cupboard, and a radiator.

#### CLOAKROOM/W.C.

Low level WC, wash hand basin, panelled ceiling, part tiled walls.

#### LOUNGE/DINING ROOM 22'6 x 11'6 – 8'7 (into alcoves) (6.86 x 3.51 – 2.62m)

Double glazed window to front, fireplace with living flame effect gas fire, television point, wall light points, coving to ceiling, two radiators, inter connecting door with garden room.

#### GARDEN ROOM 12'3 x 8'10 (3.73 x 2.69m)

Two double glazed windows to rear, double aspect, recessed spotlights, double glazed door to garden, and a radiator.

#### KITCHEN 10'7 x 8'11 (3.22 x 2.72m)

Fitted with a range of wall and base units, work surfaces with workbench lights and circular inset stainless steel sink unit, extractor hood, space for automatic dishwasher, part tiled walls, recessed spotlights, double glazed window to rear, and dining area.

#### UTILITY

Wall and base cupboards, work surface, sink unit, space for automatic washer, central heating boiler, panelled ceiling, door to rear.

#### FIRST FLOOR LANDING

Double glazed window to side, access to roof space.

#### BEDROOM ONE 10'6 (into fitted furniture) x 12'0 (plus door recess) (3.20 x 3.66m)

Double glazed window to rear, and a radiator.

#### BEDROOM TWO 8'8 x 7'7 (into recess and airing cupboard) (2.64 x 2.31m)

Double glazed window to rear, and a radiator.

#### BEDROOM THREE 8'8 x 7'7 (into recess and storage cupboard) (2.64 x 2.31m)

Double glazed window to front, and a radiator.

#### BATHROOM/W.C.

Three piece suite comprising of a panelled bath with mains shower area, wash hand basin, low level WC, wet board panelled walls and ceiling with recessed spotlights, heated towel rail, and double glazed frosted windows to rear.

#### FRONT/SIDE GARDEN

#### GARAGE

#### REAR GARDEN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

#### TENURE

Freehold – Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

GS13784/BJ/PC/21.04.22/V.1



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