



Park Avenue Gosforth

A very well appointed traditional semi detached house with southerly facing garden, large conservatory, two double bedrooms and driveway. The property is well positioned for access to the Regent Centre interchange as well as Gosforth High Street with its range of bars, restaurants and coffee shops.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a front facing sitting room with bay window and feature fire place. This leads to a modern dining kitchen with integrated appliances which provides access to a large conservatory to the rear. To the first floor are two double bedrooms and a family bathroom with shower. To the rear is a pleasant low maintenance southerly facing garden whilst to the front is a paved garden with driveway. The property also benefits from gas fired central heating and UPVC double glazing as well as a storage facility to the side of the house.

Guide Price **£239,950**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Staircase to first floor, double radiator.

SITTING ROOM 16'11 (into bay) x 13'4 (5.16 x 4.06m)

Double glazed bay window to front, fireplace.

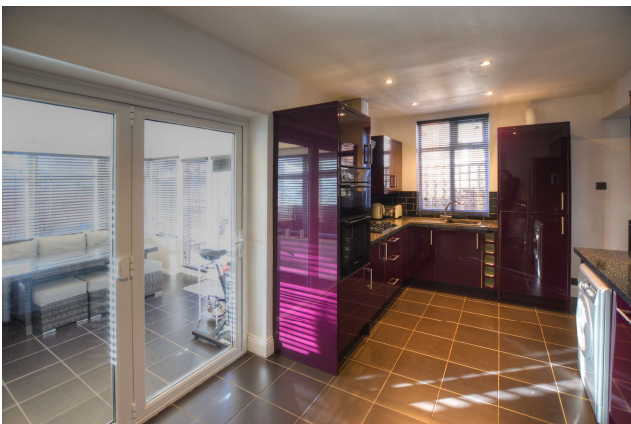


CONSERVATORY

Double glazed windows to rear and side, tiled floor.

BREAKFAST KITCHEN 16'8 x 8'10 (5.08 x 2.69m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in gas hob. Extractor hood, tiled floor, tiled splash back, bi-folding doors to conservatory, wall mounted combination boiler, radiator, door to side store.



HALF LANDING

Double glazed window.

BEDROOM ONE 14'11 x 13'5 (4.55 x 4.09m)

Double glazed bay window, built in cupboard, radiator.

BEDROOM TWO 11'8 x 9'4 (3.56 x 2.84m)

Double glazed window, radiator.

FAMILY BATHROOM

Four piece suite comprising: panelled bath, step in shower cubicle, low level WC, and pedestal wash hand basin. Tiled walls, double glazed frosted window to side and rear.

Waiting on EPC

FRONT GARDEN

Driveway.

REAR GARDEN

Mainly paved, southerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B

EPC RATING: TBC

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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.

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