



Ingram Avenue | Gosforth | NE3 2BR

Offers Over £300,000

Viewing comes recommended on this traditional 3 bedroom detached house located within this popular residential development on the outskirts of central Gosforth. The property occupies a generous plot with a mature westerly facing garden in excess of 150ft to the rear. It benefits from a ground floor WC, good size sitting room, large conservatory, driveway and garage together with UPVC double glazing and gas fired central heating via combination boiler. It is conveniently located close to bus and metro links together with excellent local schools. The A1 motorway is a short distance away.

Briefly comprising entrance porch leading to the reception hallway with cloakroom/WC and staircase leading to the first floor. There is a large sitting room with dining area and open fire with patio doors leading to a large conservatory overlooking the rear garden. There is a fully fitted kitchen which leads to the utility and garage. To the first floor are 3 bedrooms, 2 of which are doubles. There is a family bathroom together with separate WC. Externally to the rear is a substantial mature garden well stocked with flower tree and shrub borders. There is a small garden to the front with driveway leading to the garage.

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Traditional detached house

3 bedrooms

Large conservatory

Utility and garage

**Westerly facing garden in
excess of 150ft**

**Close to bus and metro links
together with excellent local
schools**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and side.

ENTRANCE HALL

Staircase to first floor with spindle banister, understairs cupboard, radiator.

CLOAKROOM/W.C.

Double glazed window, low level WC, wash hand basin.

LOUNGE/DINING ROOM 22'1 x 17'0 narrowing to 12'1 (6.73 x 5.18-3.68m)

Double glazed window to front, open fire, 2 double radiators, double glazed French door to conservatory.

CONSERVATORY 19'11 x 8'1 (6.07 x 2.46m)

Tiled floor, radiator.

KITCHEN 11'11 x 10'2 (3.63 x 3.10m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, gas cooker point, radiator, double glazed window.

UTILITY

Built in cupboard, double glazed window/sliding door to rear, door to garage.

FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM ONE 11'3 x 15'3 (3.43 x 4.65m)

Double glazed window to front, built in wardrobes, double radiator.

BEDROOM TWO 13'4 x 8'10 (4.06 x 2.69m)

Double glazed window to rear, built in wardrobes, radiator.

BEDROOM THREE 9'2 x 7'11 (2.79 x 2.41m)

Double glazed window to front, built in cupboard, radiator.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, tiled walls, heated towel rail, combination boiler, double glazed frosted window.

SEPARATE W.C.

Low level WC, double glazed frosted window to rear.

FRONT GARDEN

Flower, tree and shrub borders, driveway.

REAR GARDEN

Substantial garden, laid mainly to lawn, flower, tree and shrub borders, fenced boundaries.

GARAGE

Up and over door.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibres

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

EPC RATING: D

GS00015766.DJ.PC.31/07/25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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