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- Beautiful Family Home
- Four Bedrooms
- Utility Room
- Freehold
- Viewing Recommended
- Extended Semi Detached
- Spacious Living
- Ground Floor WC
- Council Tax Band *C*
- Call For More Information





This stunning extended family home is pleasantly positioned within the sought after Cranbrook Avenue, in Grange Park and offers substantial family accommodation.

The location is excellent and nearby Gosforth High Street is a key highlight, offering a vibrant selection of shops, cafes, restaurants, and services. The area also boasts good schools, including the well-regarded Gosforth Academy, making it a great place for families with children. For those who enjoy outdoor activities, there are plenty of green spaces, including parks, and golf clubs. Regent Centre Metro Station is also a short walk away, providing quick access to Newcastle city centre and surrounding areas.

Briefly comprising to the ground floor: - entrance porch leading into the reception hallway, bright and airy lounge featuring a bay window and bi-folding doors open to the fantastic dining kitchen with contemporary fitted units and patio doors access to the rear. There is also a handy utility room and a ground floor WC. Off the first-floor landing there are four good-sized bedrooms, the main with fitted wardrobes and there is a beautiful family bathroom WC with four-piece suite. Further benefits include gas central heating and double glazing.

Externally the property boasts a low maintenance garden to the rear and to the front is a block paved driveway for off street parking.

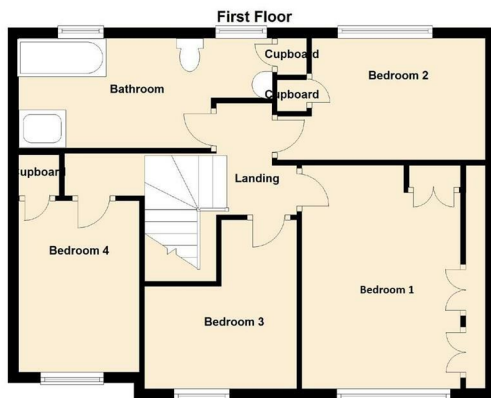
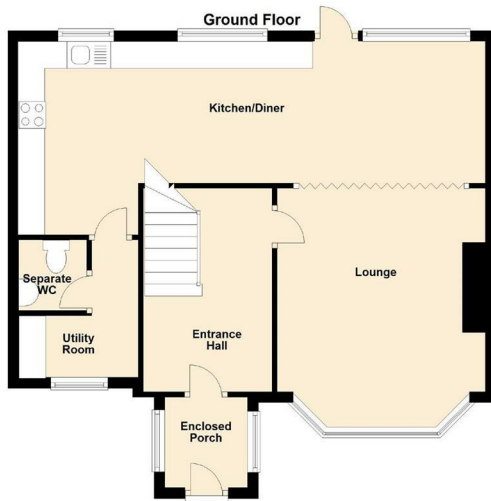
We anticipate an extremely high level of viewings on this immaculately presented property. To arrange yours or for more information please call our team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.





Lounge 12'4" x 17'0" (3.77 x 5.20)

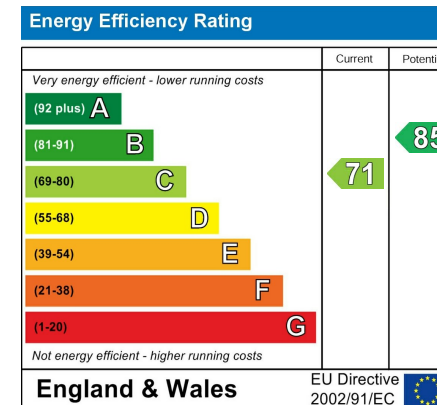
Kitchen Dining Room 28'4" x 11'10" (8.66 x 3.63)

Bedroom One 10'11" x 13'7" (3.33 x 4.15)

Bedroom Two 13'3" x 9'3" (4.05 x 2.82)

Bedroom Three 10'2" x 9'0" (3.11 x 2.76)

Bedroom Four 9'7" x 7'2" (2.94 x 2.20)



The difference between house and home

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