







3



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- Semi Detached
- Three Bedrooms
- Close To Amenities
- Front and Rear Gardens
- Viewing Recommended
- Beautiful Home
- Popular Location
- Off Street Parking
- Council Tax Band \*C\*
- Call For More Information





\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=P9nwytkgXUY> \*\*

Jan Forster Estates are pleased to welcome to the market this beautiful, three-bedroom, semi-detached family home, located on the ever-desirable Elmwood Avenue in North Gosforth.

The area benefits from a real sense of community and a wealth of local amenities including schools, shops, post office, and leisure facilities with further amenities offered within Gosforth and Newcastle city centre via regular public transport links.

Internally the property briefly comprises: - entrance hallway, bright and airy lounge dining room, kitchen with fitted units, a handy utility area with ground floor WC and access to storage with a garage door. To the first floor there are three bedrooms, the main with a bay window and there is a modern family bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing.

Externally, the property boasts a driveway to the front offering off-street parking and there is a charming rear garden, with a patio area, decking and lawn. An ideal space for relaxing during those long summer nights.

Early viewing is recommended. Please call our Gosforth sales team on 0191 236 2070 for more information.

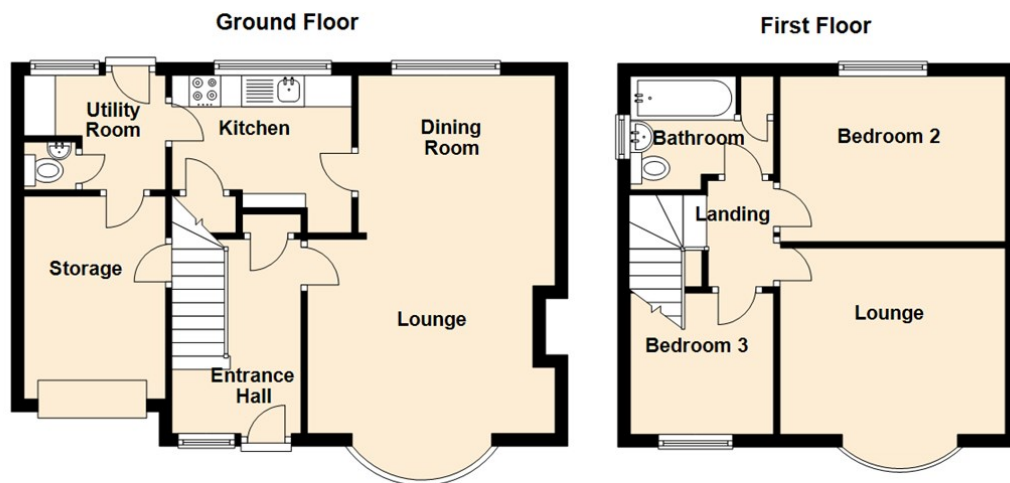
#### Tenure

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

Council Tax Band \*C\*.








Lounge 12'10" x 13'7" (3.92 x 4.15)

Kitchen 9'5" x 71'9" (2.89 x 21.89)

Bedroom One 11'10" x 13'0" (3.63 x 3.97)

Bedroom Two 8'9" x 12'0" (2.67 x 3.66)

Bedroom Three 8'0" x 7'8" (2.45 x 2.35)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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