







3



2



1

- Envious Location
- Spacious Living
- Two Reception Rooms
- Driveway and Garage
- Freehold
- Semi Detached Family Home
- Three Bedrooms
- Generous Gardens
- Utility Room
- Council Tax Band \*D\*







Located on the ever-desirable Melton Park in Gosforth this well-proportioned, three-bedroom semi-detached property will appeal to the growing family.

The area is convenient for access to a wide range of local amenities, including highly regarded schools, a variety of shops, and excellent public transport connections. The nearby A1 motorway provides effortless travel across the region, making commuting simple and stress-free. Additional amenities can be found on the bustling Gosforth High Street, and in Newcastle city centre via frequent bus services and the Metro network.

Internally the accommodation is in need of some updating and briefly comprises to the ground floor: - entrance porch, entrance hallway with storage, bright and airy lounge with bay window and fireplace, dining room with sliding doors to the rear and a kitchen with access to the utility room. To the first floor there are three generous bedrooms along with the family bathroom WC. The property benefits from double glazing and gas central heating.

Externally there is a garden to the front along with a good-sized driveway leading to the attached garage. There is also a substantial mature, well-stocked, South facing garden to the rear. A perfect space to relax in the warmer months.

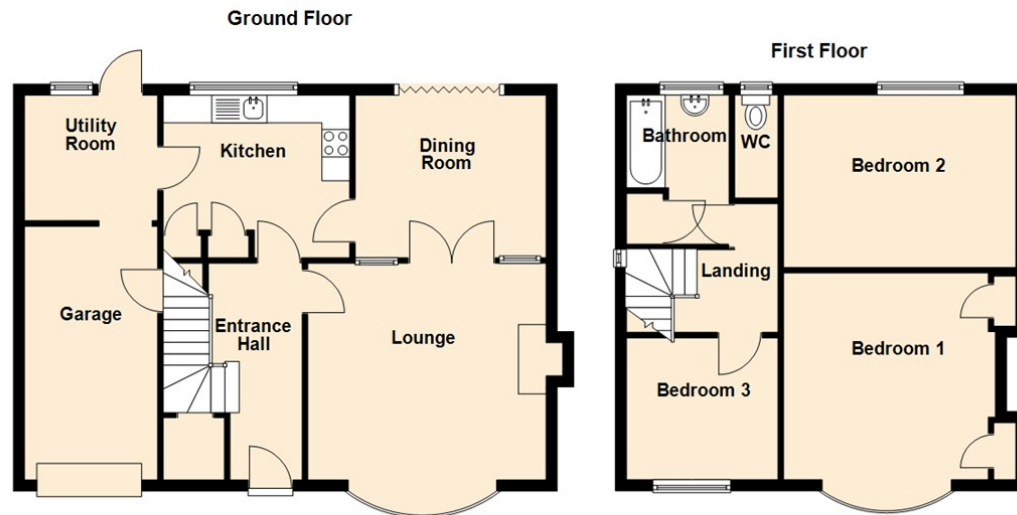
For more information and to book your viewing please call our Gosforth sales team on 0191 236 2070.


#### Tenure

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

Council Tax Band \*D\*.





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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