





- Desirable Address
- Semi Detached
- Driveway & Garage
- No Upper Chain
- Council Tax Band *C*
- Three Bedrooms
- Ideal Family Home
- Front and Rear Gardens
- Freehold
- Viewing A Must





**** Video Tour on our YouTube Channel |
https://youtu.be/kHq_HUwdL6M ****

Located on Arden Avenue in the ever-desirable Brunton Park in Gosforth, this extended, three-bedroom semi-detached family home is offered for sale with the benefit of no onward chain.

The sought-after location benefits from a wide range of local amenities, all within easy reach. Well-regarded schools, convenient shops, a post office, pharmacy, and leisure facilities are all nearby, making it an ideal location for families and professionals alike. Excellent transport links, including regular public transport and easy access to the A1 motorway, provide quick connections to further amenities in Gosforth town centre and Newcastle city centre.

Internally the property briefly comprises to the ground floor: entrance hallway with storage cupboard, spacious lounge and dining area with sliding doors to a sitting room with views over the rear garden, and a good-sized kitchen with wall and floor units, a pantry and access to the garage. To the first floor there are three bedrooms, two with fitted wardrobes, and a family bathroom WC with storage. Further benefits include gas central heating and double glazing.

Externally to the front, there is a garden and paved driveway leading to the garage. To the rear, there is a stunning, well-stocked garden with a patio area, lawn and planted borders.

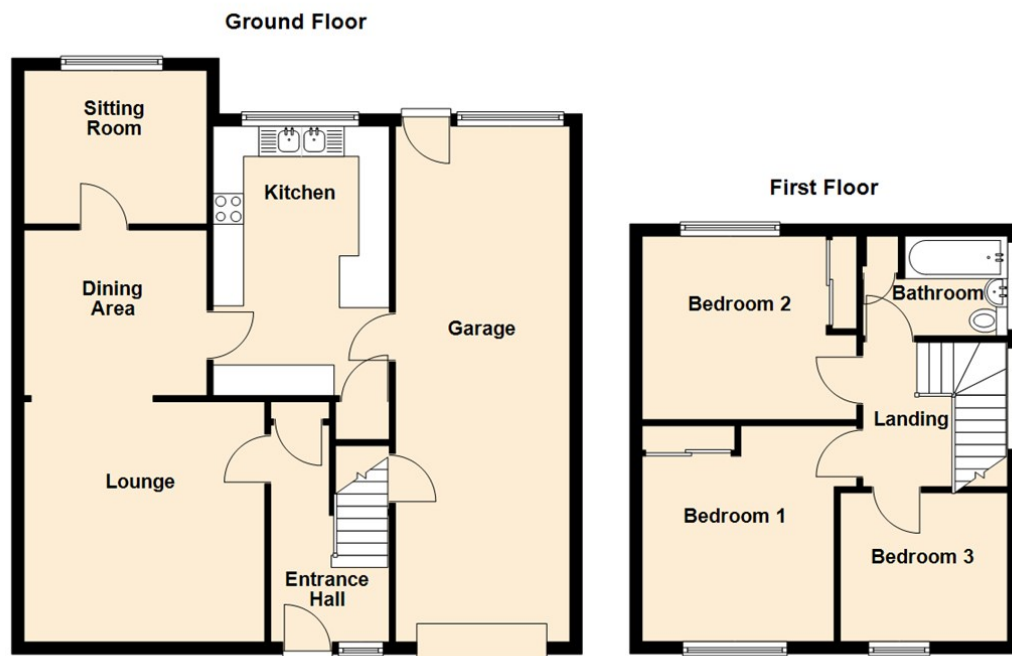
Viewing is an absolute must. For more information and to book your viewing please call our Gosforth office on 0191 236 2070.

Tenure


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

Council Tax Band *C*.





Lounge 13'4" x 14'0" (4.08 x 4.29)
 Sitting Room 14'11" x 9'5" (4.56 x 2.89)
 Dining Area 8'6" x 11'3" (2.6 x 3.44)
 Kitchen 14'11" x 9'5" (4.56 x 2.89)
 Bedroom One 13'2" x 10'11" (4.03 x 3.35)
 Bedroom Two 12'4" x 9'6" (3.77 x 2.91)
 Bedroom Three 7'11" x 8'8" (2.42 x 2.65)

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

The difference between house and home

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