





**\*\*AVAILABLE IMMEDIATELY\*\***  
**\*\*FURNISHED\*\* \*\*FAMILY HOME\*\***

Occupying a prominent corner plot and situated close to excellent local schools, Regent Centre and Wansbeck Metro station's, the shops, cafes and restaurants on Gosforth High Street and further transport links to Newcastle City Centre and beyond. This semi-detached family home is ideally located on Brinkburn Avenue within the Regent Farm Estate.

Boasting close to 1,200 Sq ft the accommodation briefly comprises: entrance porch through to entrance hall with cloak cupboard, staircase to first floor and access to converted studio/family room with doors leading to enclosed garden area; 16ft lounge with two walk in bays providing dual aspect views; a recently re-fitted 22ft open plan kitchen/diner again offering a dual aspect and with a range of fitted wall and base units. The first floor landing gives access to three bedrooms, bedroom one measuring 16ft with dual aspect and walk in bay; refurbished part tiled family bathroom with three-piece-suite. Externally, the front garden has been hard landscaped and a block-paved driveway providing multi-vehicle off street parking. A delightful lawned side garden with fenced boundaries adorns the remaining exterior of the home. With a gas fired 'Combi' boiler and double-glazing, this family home simply demands an early internal inspection!



Available Immediately | £1,400pcm |  
Furnished | Semi-Detached Family Home |  
1,197 Sq ft (111.2 m2) | Three Bedrooms |  
Lounge | 22ft Open Plan Kitchen/Diner |  
Family Room | Family Bathroom | Driveway  
| Side Gardens | GCH & DG | Council Tax  
Band: C | EPC Rating: C

**£1,400 PCM**

Misrepresentation Act 1967. These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.