



Semi-detached family home with an impressive 22ft open plan kitchen diner and family room, off-street parking and enclosed rear garden! A 1930's semi-detached home ideally located on Westbourne Avenue, Gosforth. Westbourne Avenue is conveniently situated, close to excellent local schools and within walking distance of Gosforth High Street.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs WC; sitting room with walk in bay and feature fireplace; 22ft kitchen diner and family room with feature wood burning stove, spot lighting, three sky lights, dual windows and French doors leading out to the rear garden, kitchen area with a range of fitted units and work surface; utility room with rear door garden access and integral garage access. The first floor landing gives access to; three bedrooms, bedrooms one and two both comfortable doubles and bedroom one with walk in curved bay; family bathroom complete with four piece suite including a free standing bath and spot lighting. Externally, a front driveway providing off-street parking and access to the 16ft garage. To the rear, an enclosed garden laid to a mixture of lawn and patio together with mature planting and fenced boundaries. Well presented, early viewings are advised to avoid disappointment!

1930's Semi-Detached Family Home | 1,284 Sq ft (119.3m²) | Three Bedrooms | Sitting Room | Impressive 22ft Open Plan Kitchen Diner & Family Area | Utility Room | Downstairs WC | Family Bathroom | Front Driveway & Garage | Enclosed Rear Garden | GCH & DG | Well Presented | Freehold | Council Tax Band C | EPC: D

Offers Over £345,000

IMPORTANT NOTE: 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.

