



With a west facing rear garden! This semi-detached family home is ideally located on Haddricks Mill Road, South Gosforth. Haddricks Mill Road close to excellent local schools is perfectly placed to give access to the shops and amenities of South Gosforth, South Gosforth Metro Station, Jesmond Dene and is dangerously close to both The Millstone and The Brandling Villa.

The accommodation briefly comprises: entrance hall with stairs to first floor and under-stairs WC; sitting room with walk in bay, feature wood burning stove and hardwood flooring; 24ft open plan kitchen diner and family room, the dining area with hardwood flooring, feature wood burning stove and rear door access to the garden, the kitchen area with tiled flooring, a range of fitted units and work surfaces together with French door access to the conservatory; conservatory, with dual aspect views over the rear garden and French door access out. The first floor landing gives access to three double bedrooms, bedroom one also with fitted wardrobe storage; family bathroom complete with three piece suite and spot lighting. Externally, mature gardens to both front and rear, the rear garden west facing and tiered with a mixture of planting together with a patio seating area and enclosed with fenced boundaries. Early viewings are advised to avoid disappointment!

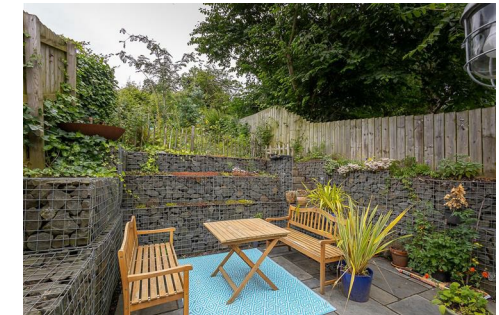
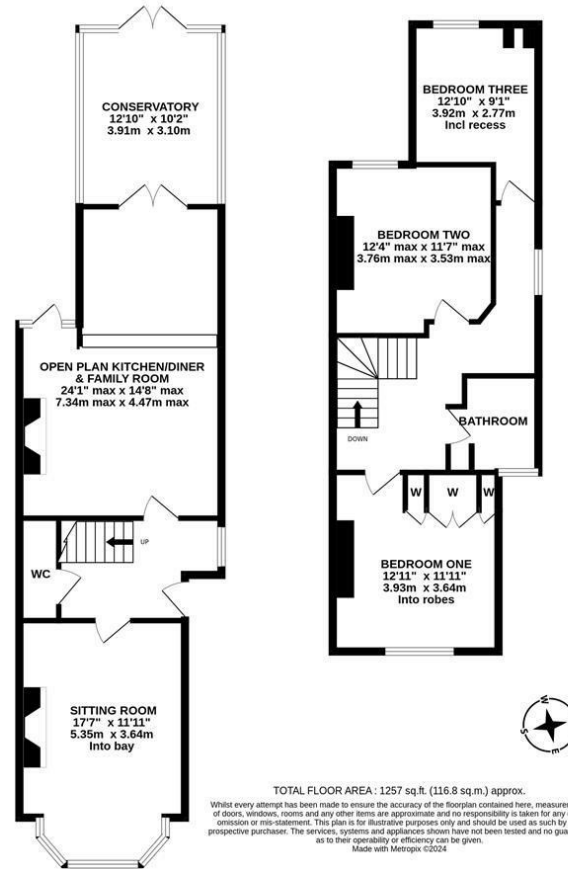
Semi-Detached Family Home | 1,257 Sq ft (116.8m²) | Three Bedrooms | Sitting Room | 24ft Open Plan Kitchen Diner & Family Room | Conservatory | Family Bathroom | Mature Front & Rear Gardens | West Facing Rear Garden | GCH | Popular Location | Freehold | Council Tax Band C | EPC: Tbc



GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



Offers Over £350,000

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.

