



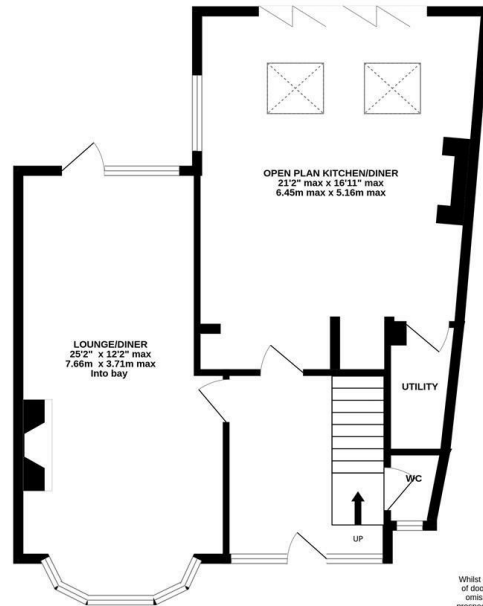
EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME with OPEN ASPECT VIEWS TO FRONT & REAR! This three bedroom, semi detached family home is ideally located on the west backing side of the popular Berkeley Square, Gosforth. Berkeley Square, a quiet cul-de-sac with a communal central green area, is perfectly placed close to excellent local schooling, the amenities and transport links of the Great North Road and is also a short walk to both Regent Centre Metro & Wansbeck Road Metro Stations providing easy access into Newcastle City Centre.

Well presented throughout, the accommodation briefly comprises: entrance hall with stairs to first floor; downstairs WC; 25ft lounge diner with dual aspect views including walk in bay and rear door access together with feature fireplace; an impressive 21ft open plan kitchen diner with spot lighting, dual aspect including bi-fold doors on to the garden, kitchen area with a range of fitted units, work surfaces and breakfasting island; utility room. The first floor landing gives access to; bedroom one with walk in bay and fitted wardrobe storage cupboards; bedroom two with open aspect views; bedroom three; family bathroom complete with three piece suite including a free standing bath and over head rainfall shower. Externally, a block paved driveway to the front providing off-street parking and to the rear, a west facing garden laid to both lawn and raised decking with fenced boundaries and open aspect views. Early viewings are advised to appreciate this great family home!

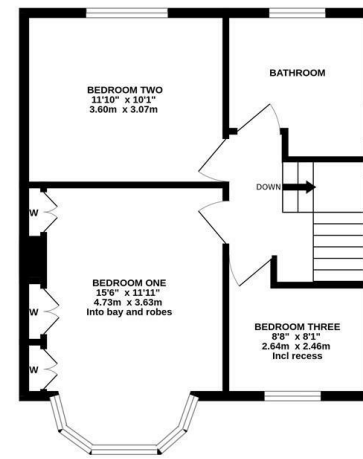
Extended Semi-Detached Family Home | 1,199 Sq ft (111.4m<sup>2</sup>) | 25ft Lounge Diner | Impressive 21ft Open Plan Kitchen Diner | Utility Room | Downstairs WC | Family Bathroom | Front Driveway | West Facing Rear Garden | Open Aspect Views to Front & Rear | GCH | Popular Location | Freehold | Council Tax Band | EPC: D



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offers Over £335,000

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.

