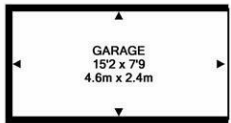




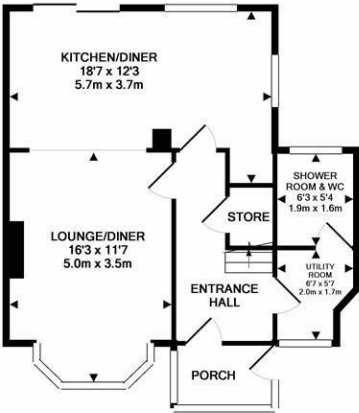
NO ONWARD CHAIN! This 1930's semi-detached family home is ideally located on Craghall Dene Avenue, South Gosforth. Craghall Dene Avenue, situated just off Matthew Bank and Haddricks Mill Road is located close to excellent local schooling and is perfectly placed to give access to the shops and amenities of South Gosforth, South Gosforth Metro Station and also Jesmond Dene.

Boasting over 1,100 Sq ft the accommodation briefly comprises: porch; entrance hall with access to utility space and ground floor shower room with WC; open plan lounge/dining and kitchen space with walk in bay window to the lounge area and kitchen with granite work-surfaces, integrated appliances and sliding doors to the rear gardens to the ground floor. The first floor landing gives access to three bedrooms, two of which are comfortable doubles and a stylish family bathroom. Externally, a detached garage provides storage and to the rear, a generous west backing tiered garden, with mature trees, paved patio seating, planted areas with paths leading throughout the grounds. Offered with vacant possession, with solid wood flooring to the ground floor, gas 'Combi' central heating and double-glazing throughout, this great, modernised family home simply demands an early inspection.

1930's Semi-Detached | 1,1145 Sq Ft (103.6m2) | Three Bedrooms | Open Plan Lounge/Kitchen & Dining room | Kitchen Area with Integrated Appliances & Granite Work-Surfaces | Ground Floor Shower Room & WC | Stylish Family Bathroom | Detached Garage | Extensive Tiered Rear Gardens & Terrace | No Onward Chain | GCH & DG | Freehold | Council Tax Band C | EPC Rating: D



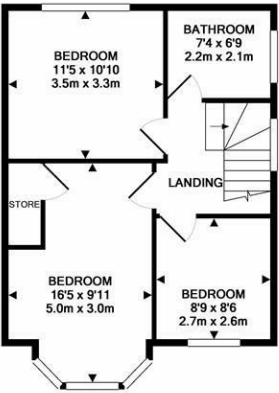
GARAGE
APPROX. FLOOR
AREA 117 SQ.FT.
(10.9 SQ.M.)



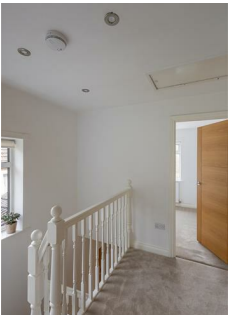
GROUND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metroplan 52018.



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



Offers Over £360,000

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.

