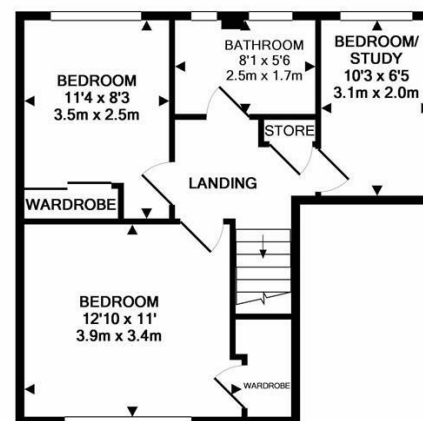
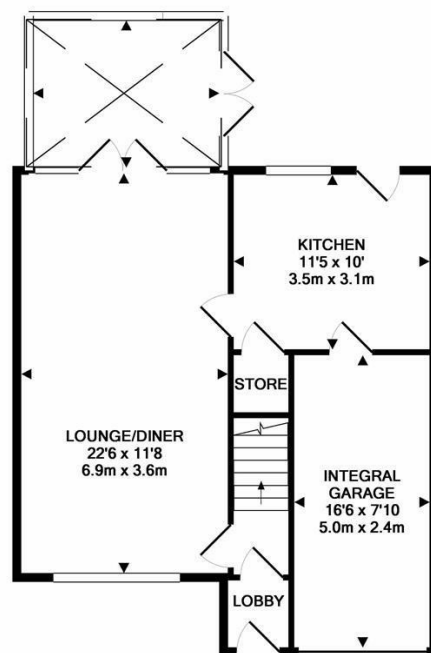




EXCELLENT LOCATION with **PRIVATE SOUTH FACING REAR GARDENS!** This three bedroom, detached property is ideally located on The Croft, Gosforth. Tucked just off Kenton Road, the property which was originally constructed by 'Cussins' in 1986, is ideally situated close to local transport links, shops and amenities and is also only a short walk to Gosforth High Street with its cafes, shops and restaurants.

The accommodation briefly comprises: lobby; entrance hall with stairs to first floor; 22ft lounge/diner with dual aspect, feature fireplace and French doors to garden room; garden room with French doors to the rear terrace and garden; kitchen with access to rear terrace and integral garage to the ground floor. The first floor landing with store cupboard gives access to three bedrooms, the master with fitted storage and a fully tiled bathroom. Externally, the property benefits from a front garden with paved off street parking and access to a garage with light and power. To the rear, a delightful south facing garden which is laid mainly to lawn with well stocked borders, hedged and fenced boundaries and paved patio seating area. Double glazed throughout with gas 'Combi' central heating an early inspection is deemed essential.

Modern Detached Home | 1,076 Sq ft (123.8 m2)
 | Four Bedrooms | 22ft Kitchen/Diner | Garden Room | Bathroom | Driveway & Garage |
 Delightful South Facing Lawned Rear Gardens |
 Excellent Location | GCH & DG | Freehold |
 Council Tax Band C | EPC Rating: D



TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (99.9 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.
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Offers Over £265,000

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.

