





- Popular Location
- Four Bedrooms
- Ground Floor WC
- Close to Amenities
- Viewing Recommended
- Ideal Family Home
- Two Reception Rooms
- Driveway and Garage
- Council Tax Band *C*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/ZbHV-f7ZaGQ>**

This charming, four-bedroom home is located in the sought-after Birchwood Avenue, in North Gosforth. The extended semi-detached house offers a perfect blend of space and comfort, ideal for a growing family.

The location is close to a wealth of amenities, including shops, schools, post office and parks, with further amenities offered in Gosforth and Newcastle via regular public transport links.

Internally the property briefly comprises to the ground floor: - entrance hall with ground floor w.c, bright and airy lounge with bay window and double doors through to the spacious dining room with sliding doors access to the rear garden, and a breakfasting kitchen with a range of fitted wall and floor units providing ample storage along with access to the garage. There is also a handy utility room which can be accessed from the garage and rear garden. To the first floor there are four bedrooms and a family bathroom/w.c. with shower over the bath. The property further benefits from gas central heating and double glazing.

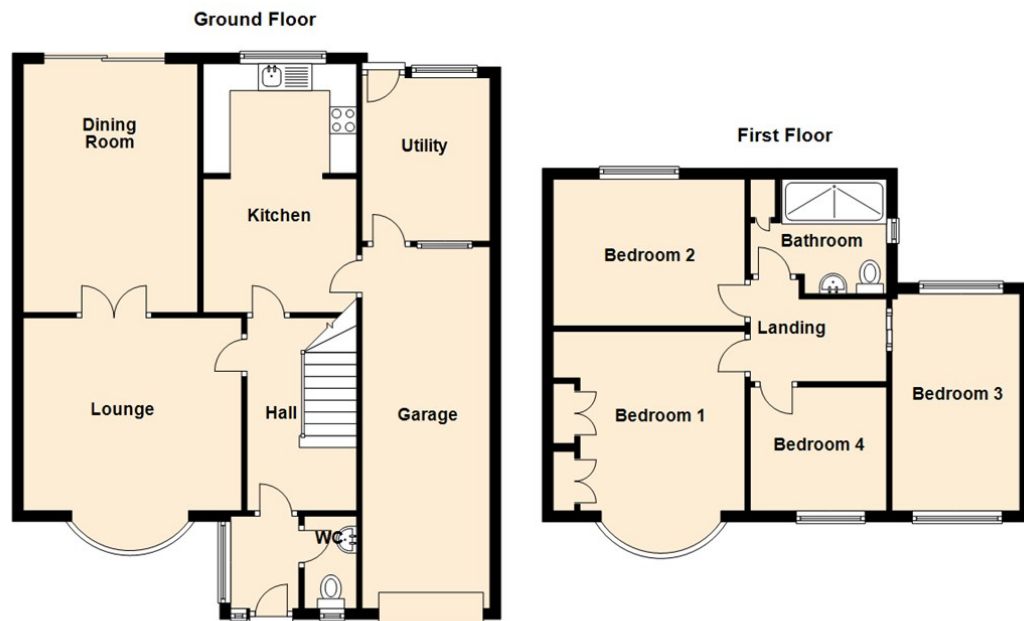
Externally there is a paved driveway to the front for off street parking, leading to the integral garage and there is also a garden to the rear with patio areas and a lawn.

Interested parties are urged to arrange a prompt and essential internal viewing. For more information, please contact our Gosforth sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*



Lounge 14'0" x 12'10" (4.27 x 3.92)

Kitchen 16'3" x 9'5" (4.96 x 2.88)

Dining Room 16'1" x 10'1" (4.91 x 3.09)

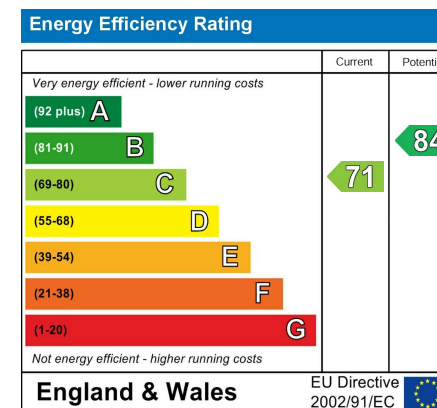
Utility Room 9'10" x 8'0" (3.01 x 2.44)

Bedroom One 13'6" x 11'11" (4.14 x 3.64)

Bedroom Two 11'11" x 12'0" (3.64 x 3.67)

Bedroom Three 12'7" x 7'4" (3.85 x 2.24)

Bedroom Four 8'8" x 7'8" (2.66 x 2.34)



The difference between house and home

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