





- Beautiful Family Home
- Three Receptions
- Two Bathrooms
- Corner Plot
- Off Street Parking
- Close to Amenities
- Council Tax Band \*B\*
- Viewing Recommended
- Call For More Information
- Video Tour Available





\*\* Video Tour on our YouTube Channel | <https://youtu.be/QHztCF7AUiu>  
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Nestled in the desirable area of Park Avenue, Gosforth, this beautiful, four-bedroom end-terrace house presents an excellent opportunity for families and professionals alike. With its spacious layout and modern amenities, this property is designed to cater to contemporary living while retaining a warm and inviting atmosphere.

Situated in the heart of Gosforth, this property is close to excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Newcastle Upon Tyne, making it an ideal location for commuters.

Briefly comprising to the ground floor: - welcoming entrance hallway with ground floor WC, dining room, sitting room with dual aspect windows, a fantastic kitchen with a range of fitted units, appliances and centre island, rear lobby with access to storage space and a bright and airy lounge with French door access to the rear garden. To the first floor there are four bedrooms a modern family bathroom WC and a shower room WC.

Externally there are easy to maintain gardens to the front, side and rear along with a driveway for off street parking. Additionally, the house features a practical brick outhouse.

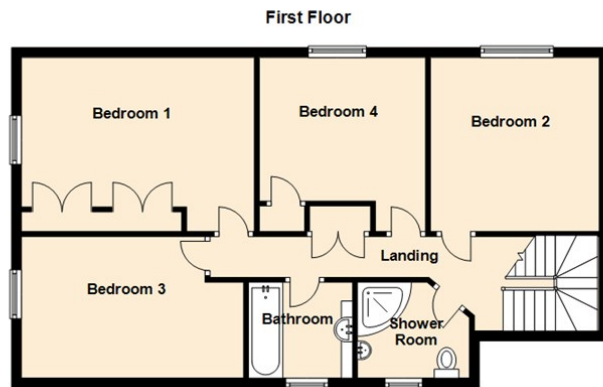
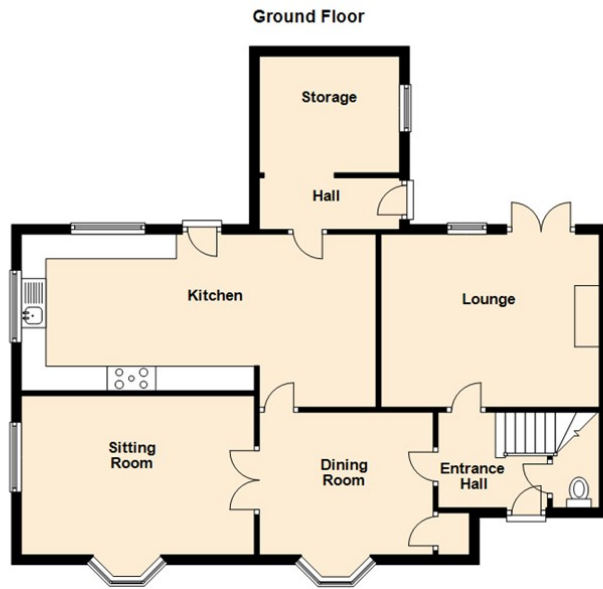
For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax band \*B\*.





Lounge 12'5" x 14'4" (3.80 x 4.38)

Kitchen 22'1" x 11'2" (6.75 x 3.41)

Sitting Room 13'3" x 10'5" (4.04 x 3.20)

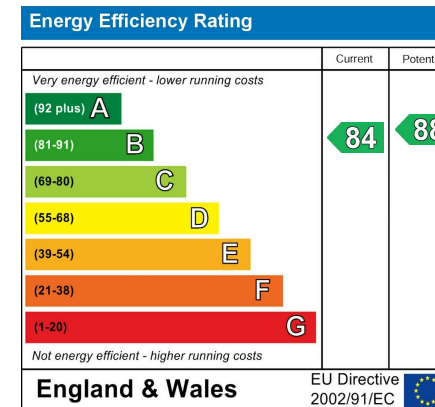
Dining Room 11'1" x 8'11" (3.40 x 2.72)

Bedroom One 13'0" x 12'8" (3.97 x 3.87)

Bedroom Two 11'3" x 10'9" (3.44 x 3.29)

Bedroom Three 13'1" x 8'10" (4.01 x 2.71)

Bedroom Four 11'9" x 9'7" (3.59 x 2.93)



## The difference between house and home

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