





- Great Location
- Three Bedrooms
- Leasehold
- Close To Amenities
- Call for More Information
- End of Terrace
- Two Bathrooms
- Council Tax Band \*A\*
- Viewing Recommended
- 360° Tour Available





\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=VexHxz5NGoh> \*\*

This immaculate, three-bedroom end of terrace family home is situated on the quiet and highly desirable Daylesford Drive, South Gosforth. Offered for sale with the benefit of no upper chain.

The property is within easy access to a wealth of local amenities including shops and supermarkets as well as Jesmond Dene and David Lloyd Fitness Centre. You are also within easy reach of well-regarded schools and The Freeman Hospital. There are also superb transport links nearby with regular bus routes and the Metro station providing links across the region.

The accommodation consists of an entrance hallway with ground floor WC, a bright and airy living room with feature fireplace and bay window, dining room, and a stylish breakfasting kitchen with sleek fitted wall and floor units and access to the rear garden. To the first floor there are three double bedrooms, the main with an en suite and there is also a modern family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there are charming, well maintained gardens to the front and rear along with an attached garage for off street parking.

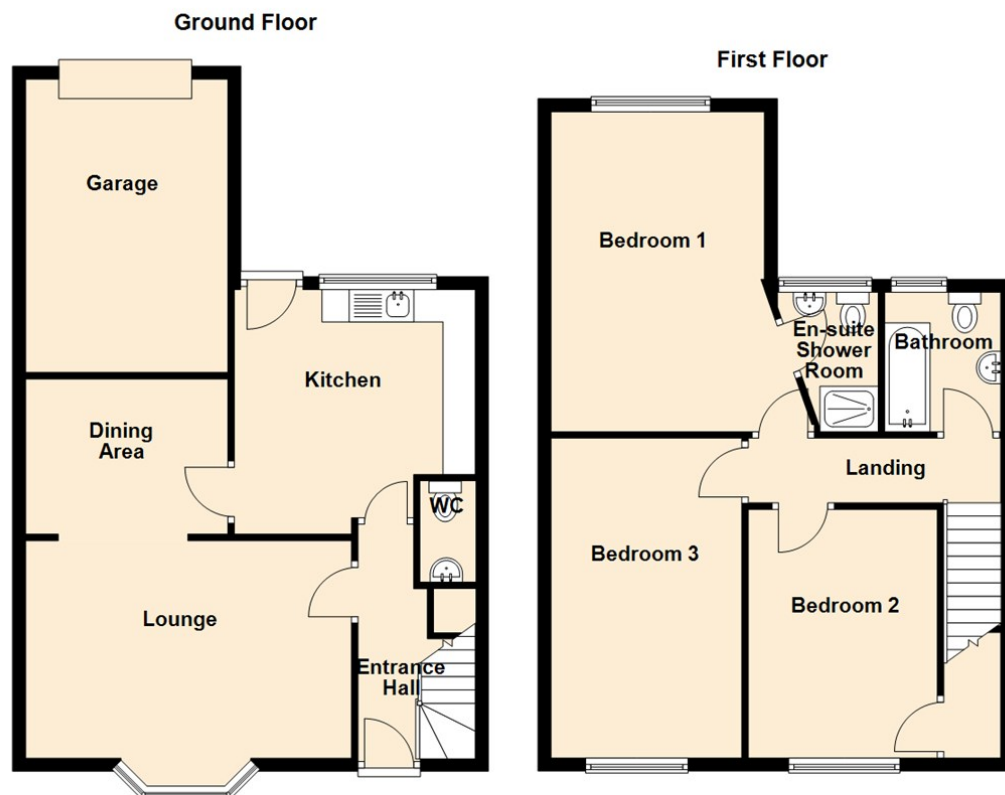
Early viewings come highly recommended. For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax band \*D\*.





Lounge 15'7" x 14'1" (4.77 x 4.31)

Kitchen 12'2" x 12'5" (3.73 x 3.80)

Dining Area 7'6" x 10'5" (2.31 x 3.20)

Bedroom One 13'3" x 16'0" (4.04 x 4.9)

Bedroom Two 9'11" x 16'4" (3.04 x 4.99)

Bedroom Three 12'11" x 8'7" (3.94 x 2.62)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

## The difference between house and home

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