





- **Four Bedrooms**
- **Semi Detached Home**
- **South Facing Rear Garden**
- **Off Street Parking**
- **Extended to Rear**
- **Utility Area**
- **Sun Room**
- **MUST BE VIEWED**
- **Freehold**
- **Council Tax Band *C***





** Video Tour on our YouTube Channel | <https://youtu.be/o0B8oXeb4ds> **

FOUR BEDROOMS | EXTENDED SEMI DETACHED | GOSFORTH LOCATION

Jan Forster Estates are pleased to market this extended four bedroom semi-detached property with ground floor shower room utility space and South-facing rear garden. Positioned in a cul-de-sac location on Princes Avenue, the family home has easy access to a wealth of local amenities including well regarded schools, supermarkets, shops, leisure facilities, and restaurants as well as great bus and Metro links across the region.

Internally the accommodation has tasteful neutral décor throughout. Briefly comprising to the ground floor:- porch with double doors onto the spacious entrance hallway with access to the ground floor shower room, lounge with walk-in bay window, extended sun room with garden access through French doors, kitchen with floor and wall units and utility access. There is also a dedicated dining room overlooking the garden.

To the first floor off the landing, there are four generous bedrooms and a modern two piece family bathroom with shower over the bath and a separate WC.

Externally there is an easy to maintain garden and driveway offering off-street parking to the front leading to storage with a garage door. To the rear there is an enclosed South-facing garden with patio area; ideal for alfresco entertaining.

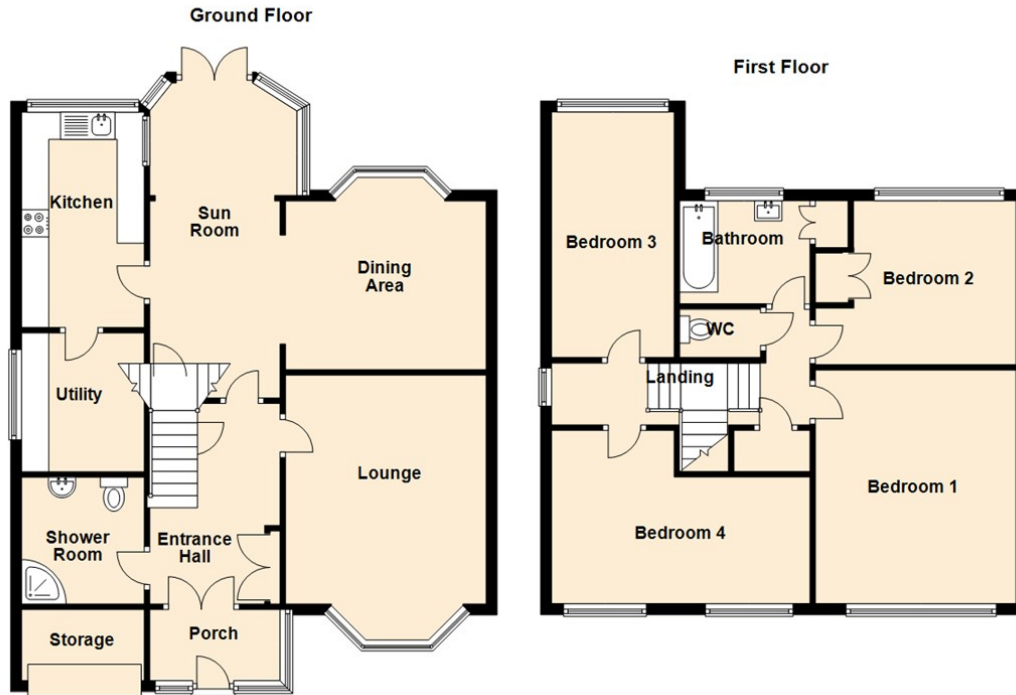
A great home in a desirable location that should prove extremely popular. Please contact the Gosforth sales team on 0191 236 2070 to arrange a viewing.

Tenure

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

Council Tax band *C*





- Lounge 17'4" x 12'3" (5.30 x 3.75)
- Sun Room 7'9" x 19'8" (2.38 x 6.00)
- Dining Room 8'7" x 11'10" (2.63 x 3.61)
- Kitchen 11'3" x 6'11" (3.45 x 2.12)
- Utility 7'4" x 8'1" (2.24 x 2.48)
- Bedroom One 13'5" x 12'11" (4.10 x 3.94)
- Bedroom Two 9'3" x 12'11" (2.83 x 3.95)
- Bedroom Three 7'5" x 13'10" (2.28 x 4.22)
- Bedroom Four 16'10" x 10'4" (5.14 x 3.16)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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