





- Four Bedrooms
- Semi Detached Home
- Significantly Extended
- Gas Central Heating
- Double Glazing
- Three Reception Rooms
- Garage & Large Drive
- Desirable Address
- Freehold
- Council Tax Band \*D\*





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

SIGNIFICANTLY EXTENDED | FOUR BEDROOMS | GROUND FLOOR WC

Welcome to this charming semi-detached house located on Park Avenue in the sought-after Grange estate of Gosforth, Newcastle Upon Tyne. This property boasts two reception rooms, perfect for entertaining guests or relaxing with family. With four bedrooms, there is ample space for a growing family or for those who enjoy having extra room for guests or hobbies.

The extended four-bedroom layout offers versatility and space, making it an ideal home for those looking for a comfortable and spacious living environment. The modern kitchen diner boasts integrated appliances including an eye-level oven, and is a focal point of the house, providing a cosy and inviting space for cooking and dining. There is also a ground floor WC and a contemporary bathroom WC with four piece suite including a walk-in shower.

Parking is always a bonus, and with space for two vehicles, you won't have to worry about finding a spot for your cars. The charming private rear garden is perfect space to unwind after a long day or enjoy outdoor activities with loved ones.

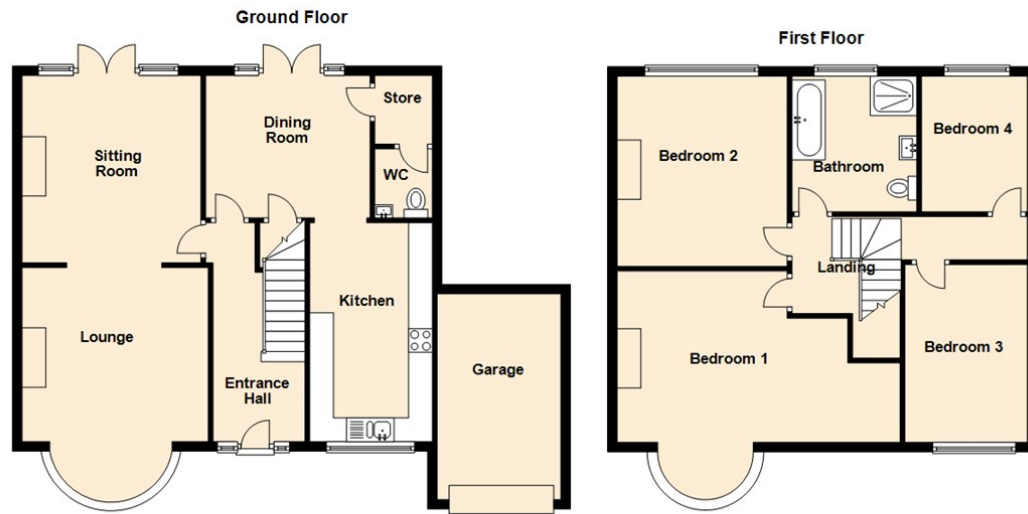
Don't miss out on the opportunity to own this lovely home in a prime location in Gosforth. Contact us today for more information and to book a viewing, on 0191 236 2070.

Tenure

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

Council Tax band \*D\*





Lounge 15'3" x 11'5" (4.65 x 3.49)

Sitting Room 11'1" x 11'9" (3.39 x 3.59)

Dining Room 8'5" x 11'3" (2.58 x 3.43)

Kitchen 14'3" x 7'11" (4.36 x 2.42)

Bedroom One 15'5" x 17'7" (4.72 x 5.38)

Bedroom Two 10'4" x 11'10" (3.15 x 3.63)

Bedroom Three 11'1" x 7'10" (3.40 x 2.40)

Bedroom Four 6'10" x 8'10" (2.10 x 2.71)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

