



38 Briardene Crescent

Gosforth



SANDERSON
YOUNG



38 Briardene Crescent Gosforth

Lovely Semi-Detached Family Home Boasting Two Reception Rooms, Garden Room, Refitted Kitchen, Four Bedrooms, Refitted Bathroom, Off Street Parking and Integral Garage & South Facing Lawned Rear Gardens!

This great, four bedroom semi-detached family home is ideally located on the desirable Briardene Crescent, Gosforth. Briardene Crescent, which is tucked just off from Kenton Avenue and Montagu Avenue, is perfectly placed to provide easy access into central Gosforth with its shops, cafes and amenities.

The property is located only a short walk from Kenton Park Shops and the delightful Ashburton Village which are both accessed via a pedestrian walk-way opposite.

Price Guide:
Guide Price £440,000

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The internal accommodation comprises: Entrance hall with staircase leading to the first floor and cloak cupboard | Lovely lounge with walk-in bay window overlooking the front gardens, new wood-burning stove and sliding doors leading to the rear reception room | Dining room, again with sliding doors leading to the garden room and a door to kitchen | Garden room with views and door leading out onto the rear terrace and garden | Refitted kitchen with integrated Bosch appliances, stone worktop and door leading into the integral garage.

The stairs then lead up to the split level first floor landing and give access to four bedrooms, all of which are good sizes | Bedroom one is a generous double with walk-in bay window and fitted wardrobes | Bedroom two is another double room with south facing window and again with fitted wardrobes | Bedroom three is placed over the half landing and is a third double bedroom and is ideal as a guest suite with dual aspect windows | Bedroom four is currently laid out as a nursery but is also a good sized single room | Refitted family bathroom with three piece suite and store cupboard | Separate WC.



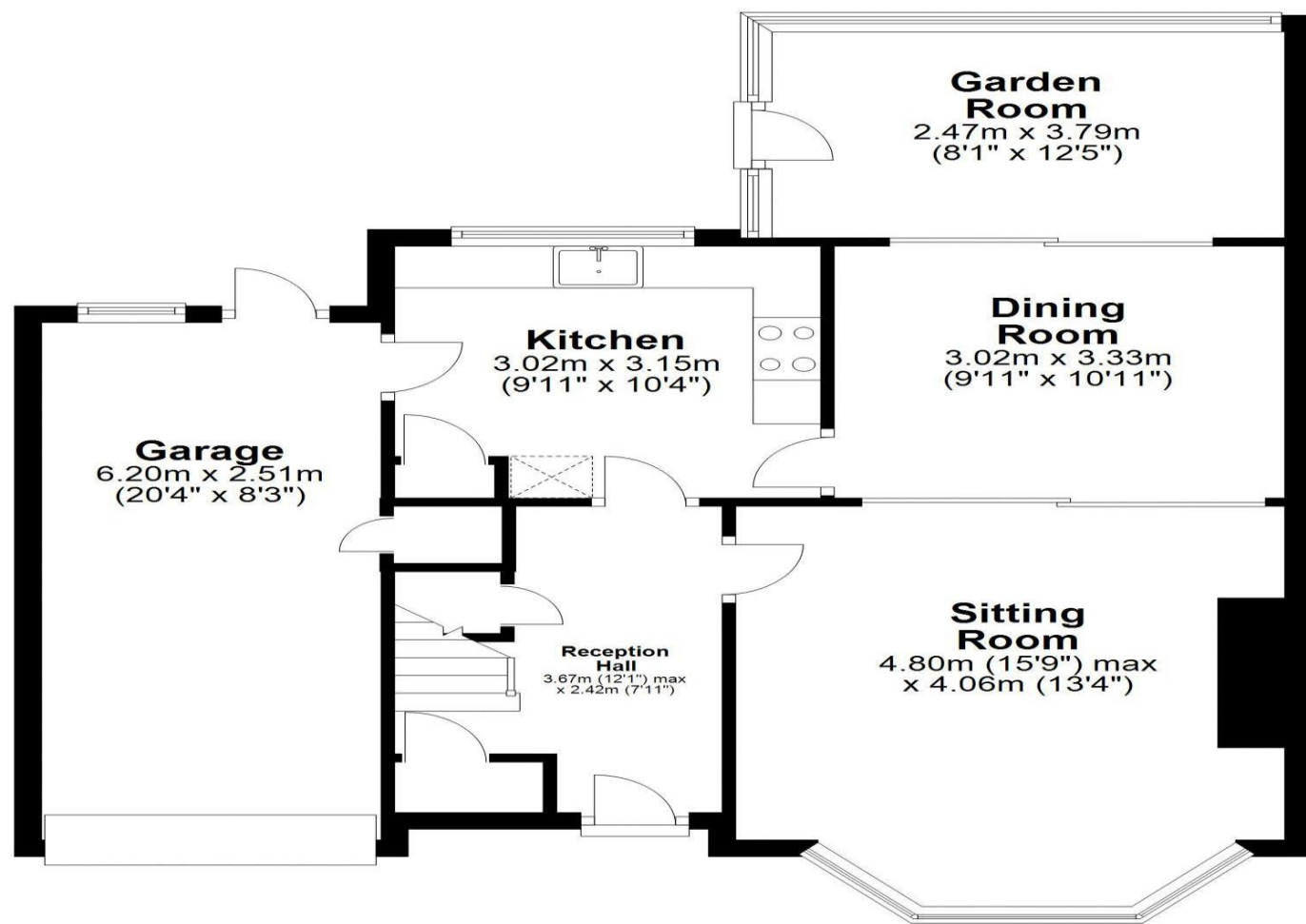
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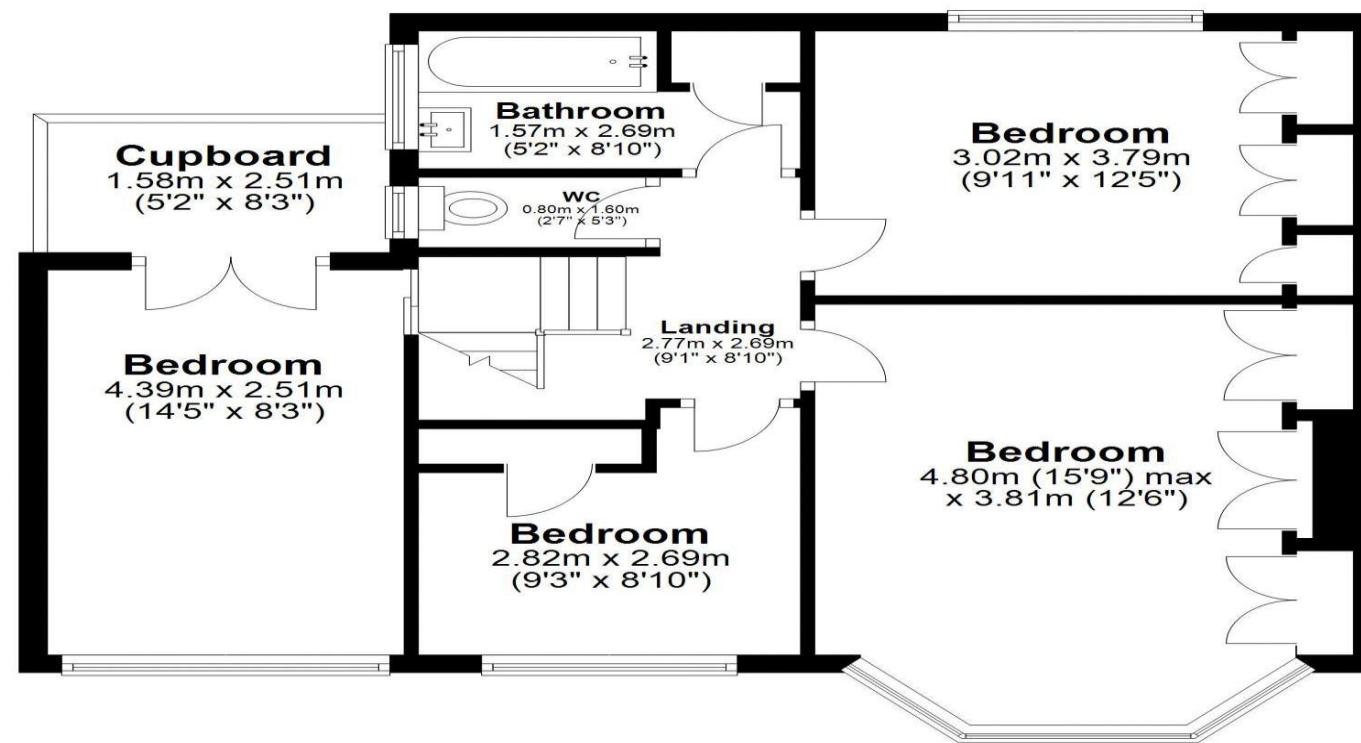
Floor plans to be included.



Ground Floor
Approx. 72.5 sq. metres (780.8 sq. feet)



First Floor
Approx. 59.0 sq. metres (635.1 sq. feet)



Total area: approx. 131.5 sq. metres (1415.9 sq. feet)
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Externally, the property enjoys a pleasant, southwesterly front garden with a block paved driveway offering off street parking. To the rear is a delightful lawned family garden with well stocked borders, fenced boundaries, paved patio seating area and large garden shed.

Well-presented throughout, with double glazed windows and a recently installed gas 'Combi' boiler, this great semi-detached family home simply demands an early inspection and viewings are strongly advised.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band E | EPC; Rating TBC

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