



69 Park Avenue

Gosforth



SANDERSON
YOUNG





69 Park Avenue Grange Park, Gosforth, NE3 2LD

Stylish Semi Detached Family Home with a Large Open Plan Living/Dining Room, Three Bedrooms, Off Street Parking & Delightful South Facing Rear Gardens!

This great three bedroom, semi-detached family home, is ideally situated on the south backing side of the desirable Park Avenue, Gosforth. Park Avenue, which is tucked just off from the Great North Road, is ideally located to provide direct access into central Gosforth with its shops, cafes and amenities and is also placed close to Marks & Spencer, Asda & Regent Centre Metro Station, providing excellent transport links into Newcastle City Centre and throughout the region. The A1 is only a short drive away giving great accessibility for both the North and South.

Price Guide:

Offers Over £280,000





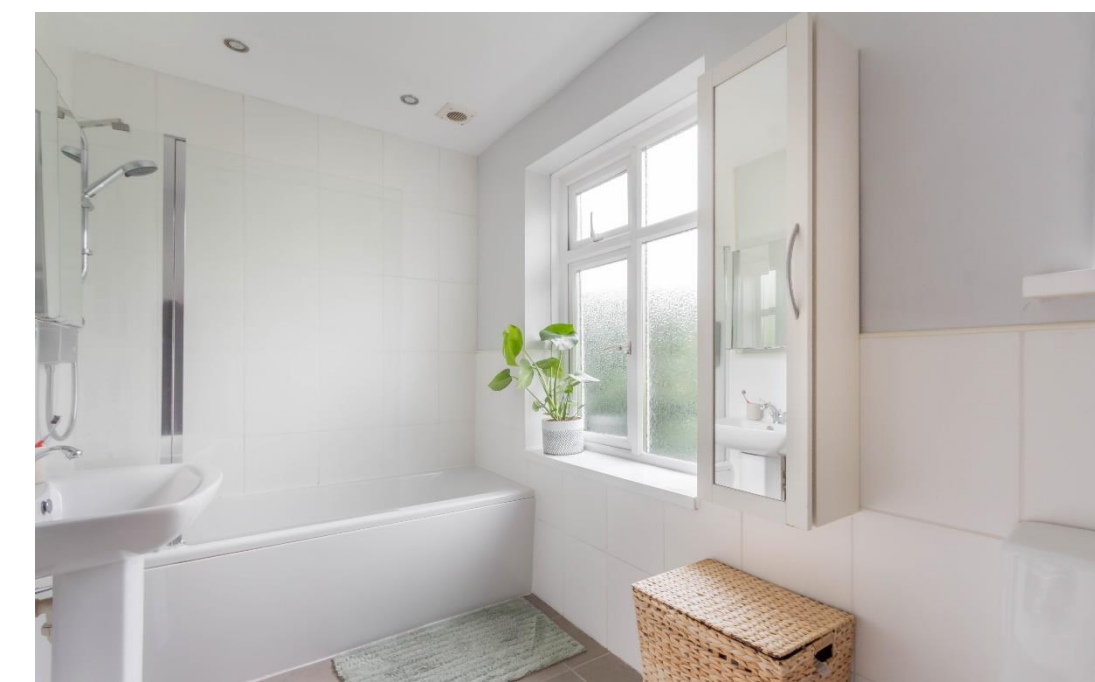
The property is also located close to outstanding local schooling and is situated only a short walk from beautiful open green walks.

The internal accommodation comprises: Entrance hall with $\frac{3}{4}$ height panelling and staircase to the first floor | Large open plan living/dining room with dual aspect views and French doors onto the rear gardens | Kitchen with integrated appliances and modern cabinetry and worktops | Side store/utility with access to the front and rear.

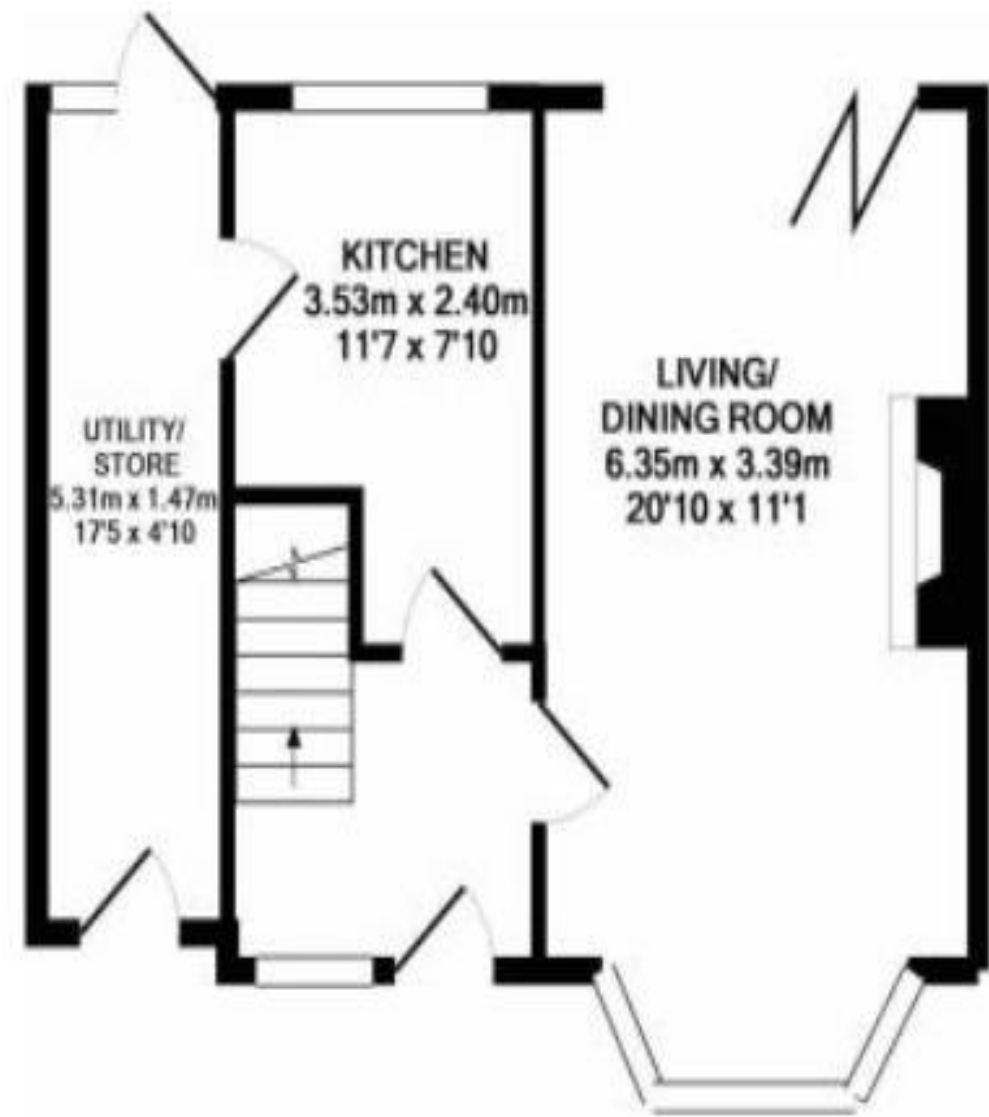
The stairs then lead up to the first floor and onto three bedrooms | Bedroom one is a large double to the front which benefits from a bay window | Bedroom two to the rear is a further double | Bedroom three is a small single/nursery or useful study space | Stylish family bathroom with a three piece suite.



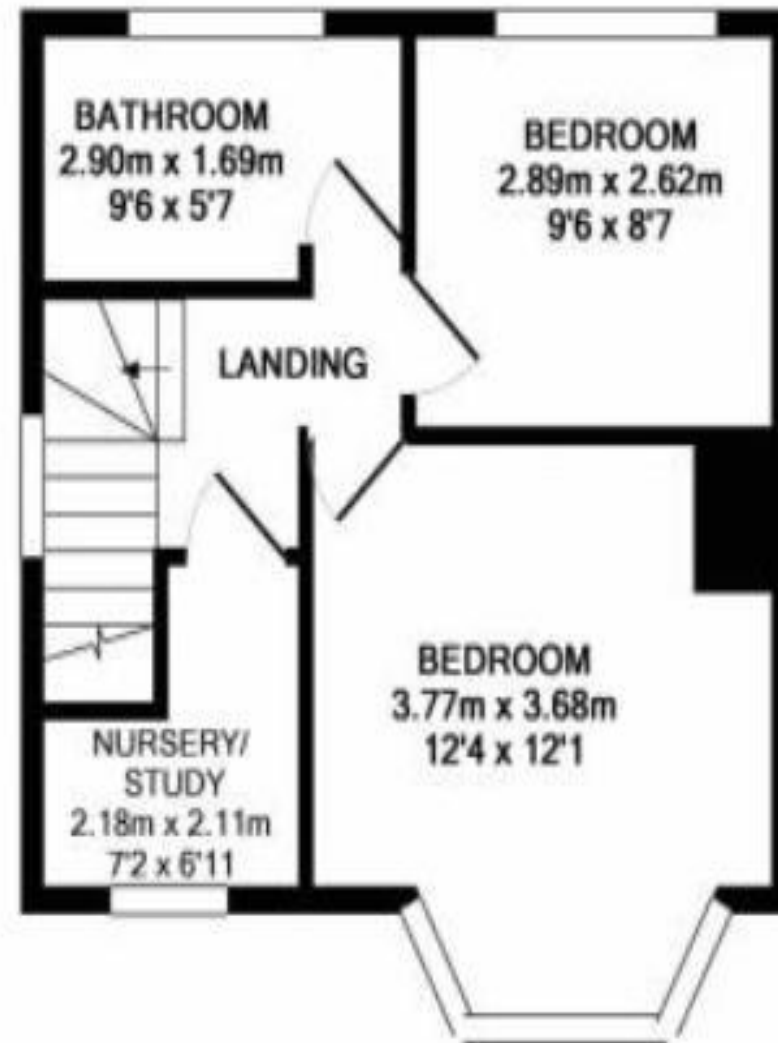
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GROUND FLOOR
APPROX. FLOOR
AREA 41.5 SQ.M.
(447 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.2 SQ.M.
(357 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.7 SQ.M. (804 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Externally, the property enjoys a low maintenance front garden with off street parking for one vehicle. To the rear is a fantastic south east facing garden which is laid predominantly to lawn with decked seating area, well stocked borders and high hedges providing a great degree of privacy.

To the side of the property, there is a store area that would be ideal for bike storage.

Double glazed throughout, with gas central heating, this is a fantastic opportunity, and early viewings are deemed essential.

Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D

