



# 35 Eastcliffe Avenue

Gosforth



SANDERSON  
YOUNG









## 35 Eastcliffe Avenue Gosforth, NE3 4SN

Stylish & Immaculately Presented Semi Detached Family Home Boasting a Large Living Room & Impressive Open Plan Kitchen/Dining Space with a Beautiful Refitted Kitchen, Three Bedrooms, Contemporary Refitted Family Bathroom, West Facing Rear Gardens & Off Street Parking!

This excellent three bedroom, semi detached family home, is ideally located on Eastcliffe Avenue, Gosforth. Eastcliffe Avenue, which is tucked just off from Kenton Avenue, is perfectly placed to provide easy access into central Gosforth with its shops, cafes and amenities, whilst also offering excellent access to Newcastle City Centre and the Town Moor. The property is located only a short walk from Kenton Park shops and the delightful Ashburton Village.

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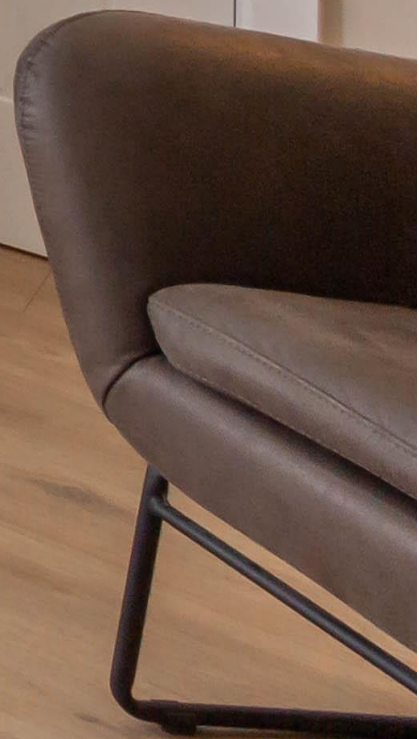
**Price Guide:**  
Offers Over £410,000

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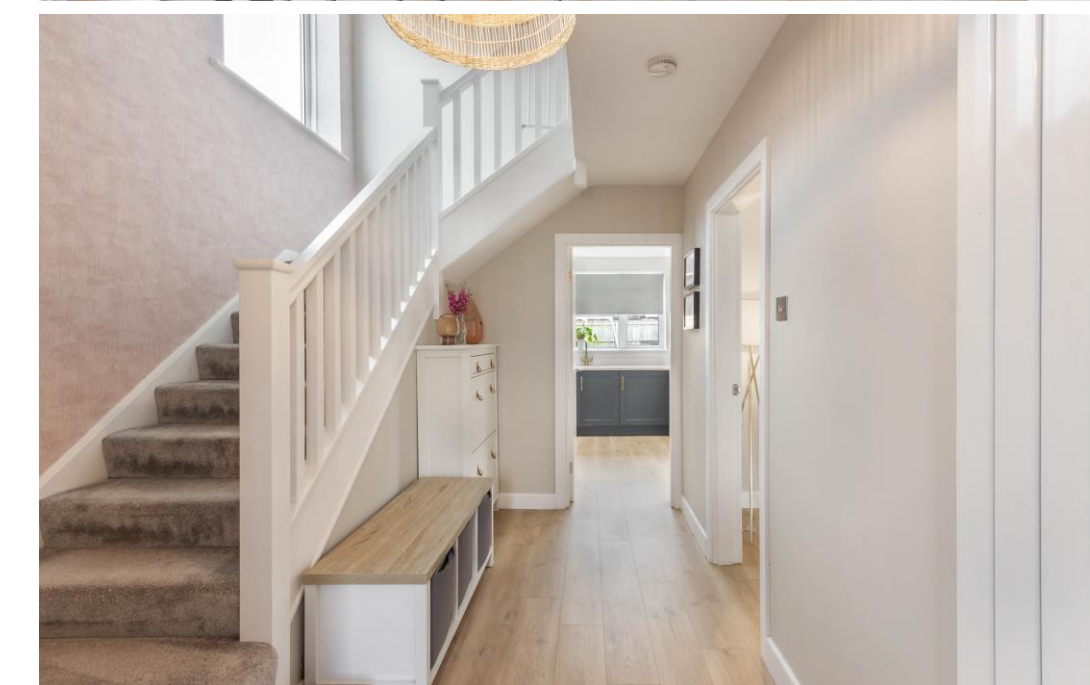
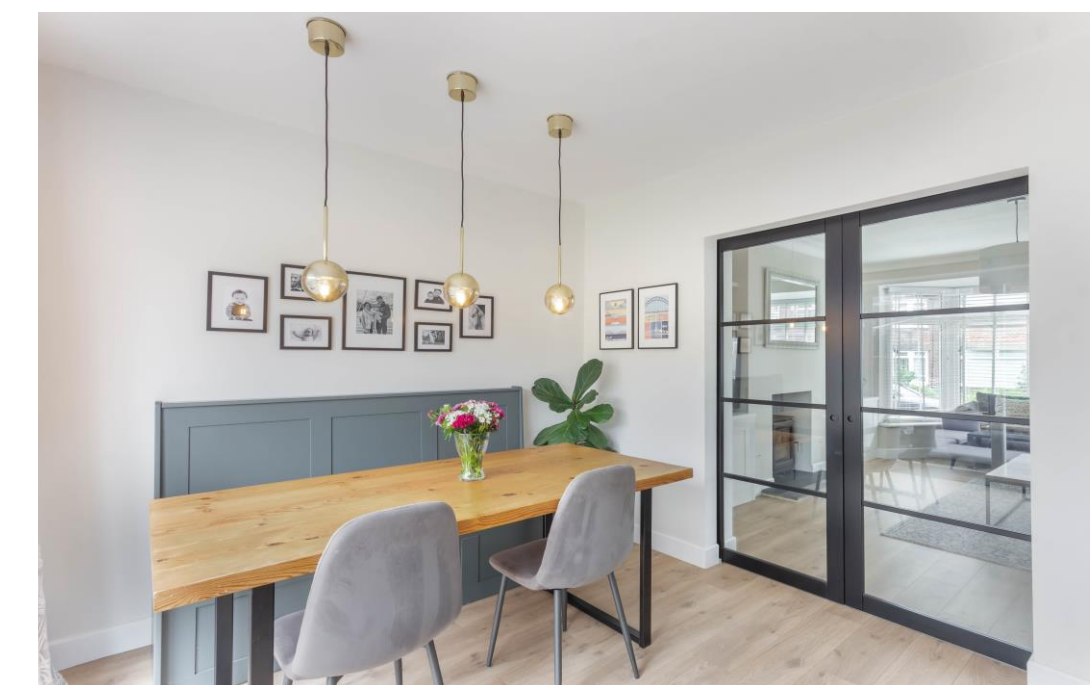


The internal accommodation comprises: Reception hallway with ground floor WC | Living room with walk in bay window, log burning stove, fitted alcove storage and Crittall pocket doors leading through to the kitchen/diner | Beautifully refitted kitchen/diner with integrated appliances and modern cabinetry/worktops | Utility room with access to rear gardens and door to integral garage.

The stairs then lead to the first floor and onto three bedrooms | Bedroom one is positioned to the front with walk in bay window | Bedroom two is a further comfortable double situated to the rear | Bedroom three/study | Stylish refitted family bathroom with four piece suite including a free standing bathtub.



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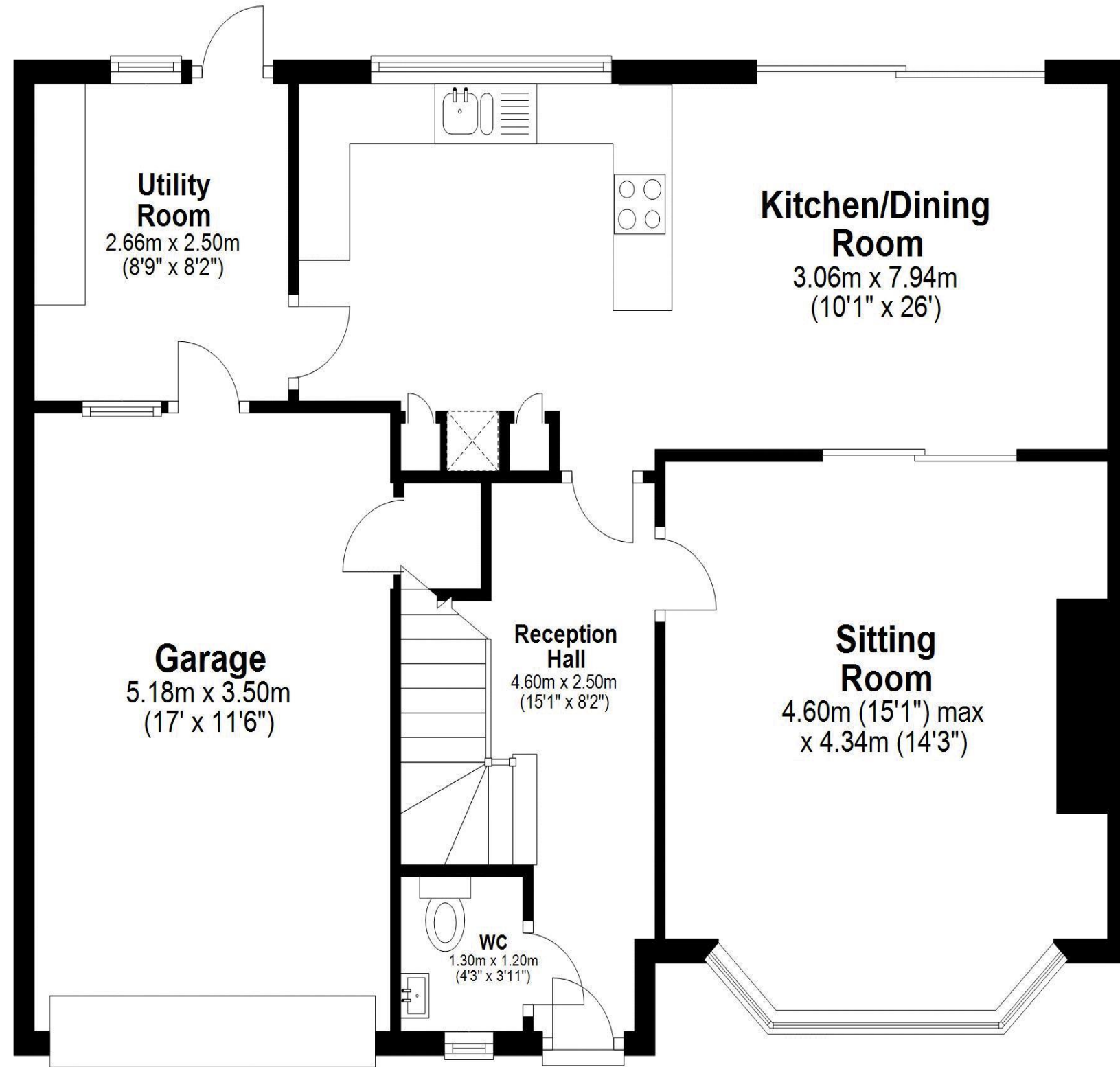






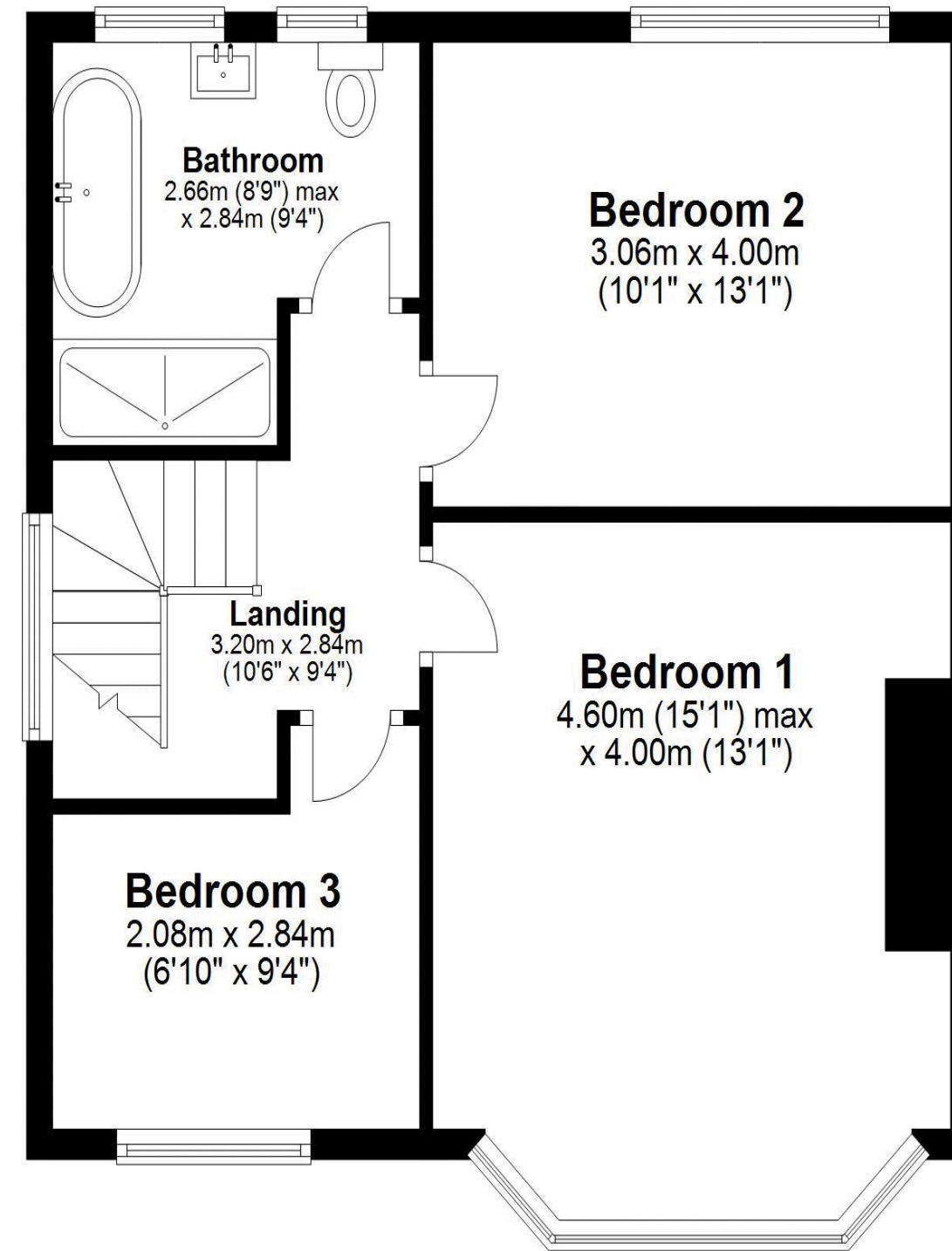
## Ground Floor

Approx. 78.7 sq. metres (846.8 sq. feet)



## First Floor

Approx. 50.4 sq. metres (542.1 sq. feet)



Externally, the property benefits from a double driveway offering off street parking for two vehicles and access to the integral garage and a garden to the front | To the rear is a superb, landscaped west facing garden which is predominantly laid to lawn with paved patio seating areas and fenced boundaries.

Double glazed throughout, with gas 'Combi' central heating, this stunning family home simply demands an early inspection to fully appreciate the quality of accommodation on offer!

Services: Mains electric, gas, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC Rating: TBC

Total area: approx. 129.0 sq. metres (1388.8 sq. feet)

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