



# 13 Elmwood Avenue

North Gosforth



SANDERSON  
YOUNG



## 13 Elmwood Avenue North Gosforth, NE13 6PX

An extended four bedroom, semi detached family home, offering a lovely location within the North Gosforth, ideally located close to the village of Wideopen with its shops, cafes and amenities, whilst also offering easy access to the A1 providing excellent transport links throughout the region.

Purchased by the current owners in 1998, the property has been extended to the rear with an orangery/garden room, as well as adding a fourth bedroom above the garage.

The house is also placed close to Gosforth Racecourse, Newcastle's Great Park, and is only a short drive from Gosforth High Street with additional shops, restaurants and cafes.



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### Price Guide:

Guide Price £265,000

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The accommodation comprises: Entrance porch | Reception hallway with staircase leading to the first floor | Large lounge with walk in bay window and feature fireplace, which is open to the lovely garden room | Garden room/Orangery, a lovely light room with a skylight and French doors onto the rear garden | Kitchen with a range of cabinets, integrated appliances and a door leading through to the garage | Ground floor WC.

To the first floor - Master bedroom with walk in bay window and fitted wardrobes | Three further bedrooms with the fourth bedroom being located above the garage | Family bathroom with a large jacuzzi bath.

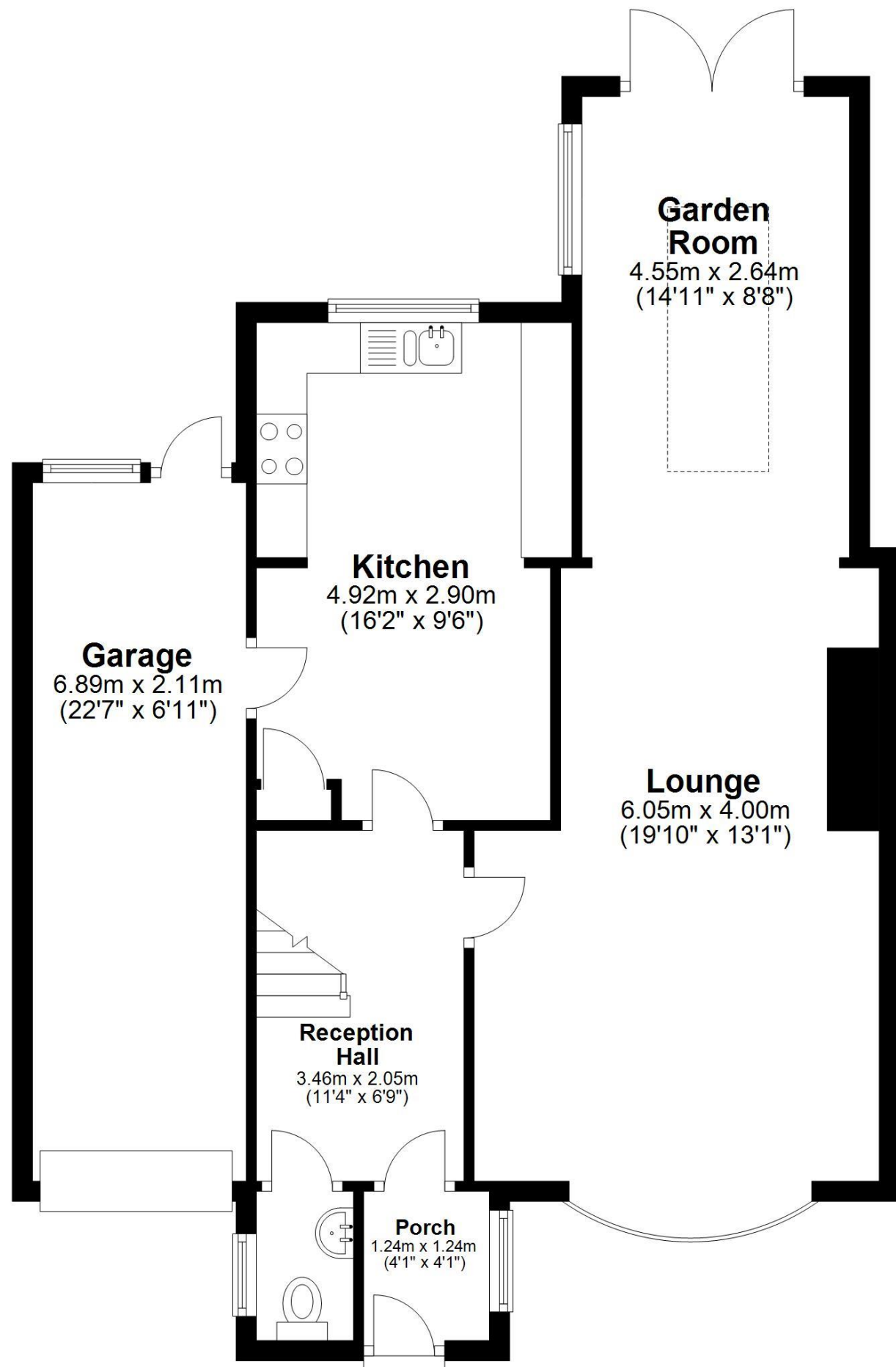


Debbie Brown  
0191 213 0033  
[debbie.brown@sandersonyoung.co.uk](mailto:debbie.brown@sandersonyoung.co.uk)



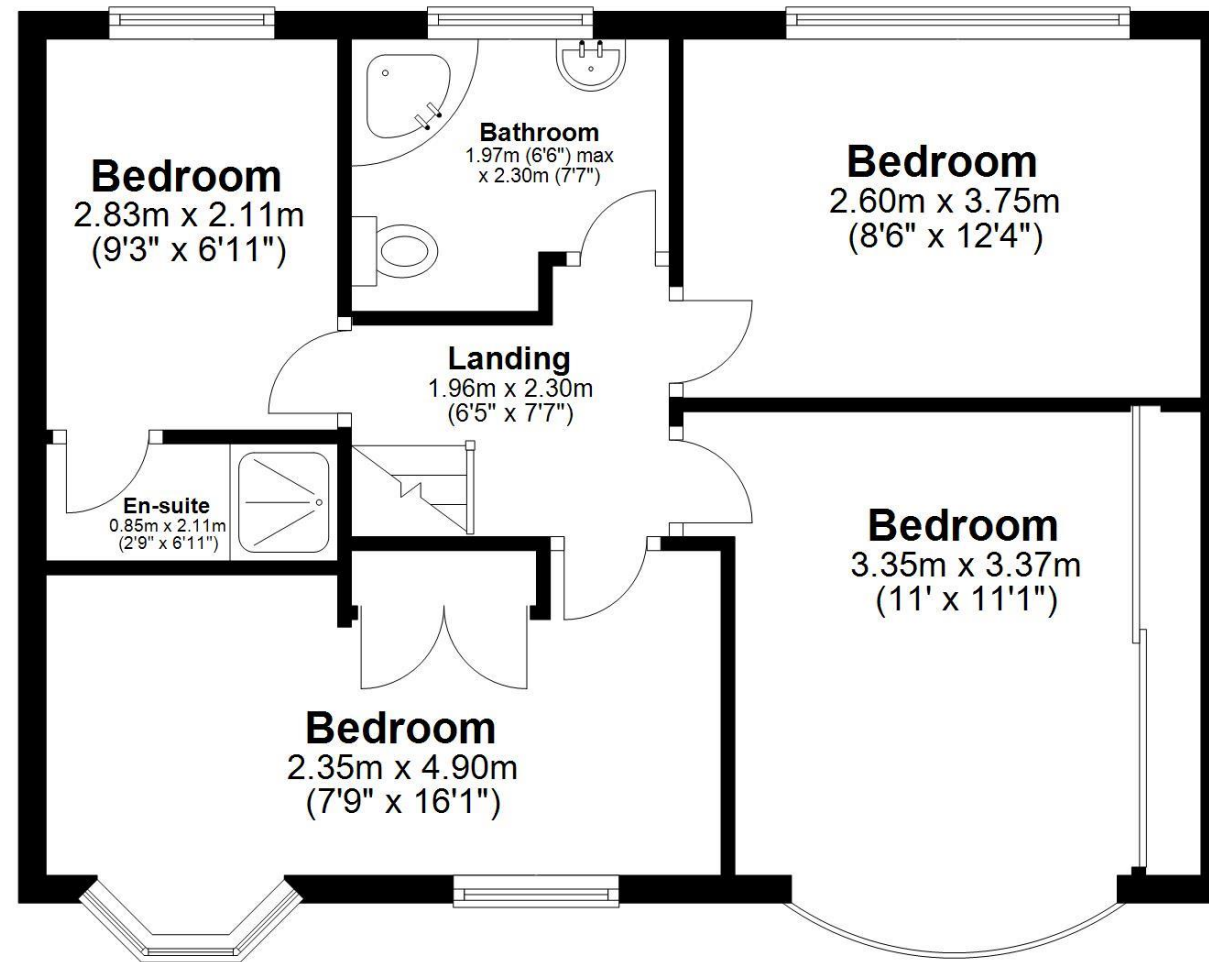
### Ground Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



### First Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



Externally - To the front, there is a block paved driveway and lawned garden area with access to the integral single garage | To the rear, is a private lawned garden with patio seating area and planted borders.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band C | Energy Performance Certificate; Rating C

Total area: approx. 128.3 sq. metres (1381.1 sq. feet)

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