



# 3 Woodlands Park Villas

North Gosforth









### 3 Woodlands Park Villas North Gosforth, NE13 6PR

Beautifully Renovated and Substantially Extended Semi Detached Bungalow Boasting Three Bedrooms, Two Bathrooms, Living Room, Open Plan Kitchen/Diner, Study/Hobbies room, Driveway for Multiple Vehicles, Detached Garage, Relandscaped Rear Garden and No Onward Chain!

This excellent, semi detached bungalow is positioned at Gosforth Park Villas, North Gosforth. Gosforth Park Villas, which is located opposite Sacred Heart Church, is ideally situated close to the A1 offering excellent access throughout the region. Local amenities are also found close by in the village of Wideopen. The property is also situated only a short drive into central Gosforth with its shops, cafes and amenities.

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#### Price Guide:

Offers Over £290,000

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The internal accommodation comprises: Entrance hallway | Bedroom one is a generous double with fitted wardrobes | Ensuite bathroom/wc with three piece suite | Bedroom two is a further generous double positioned to the front | Living room with feature fireplace | Open plan kitchen/diner with glazed bi folding doors onto the rear garden | The kitchen is well equipped with modern cabinetry, integrated appliances and breakfast bar | Shower room/wc | Bedroom three which is a single bedroom/study.

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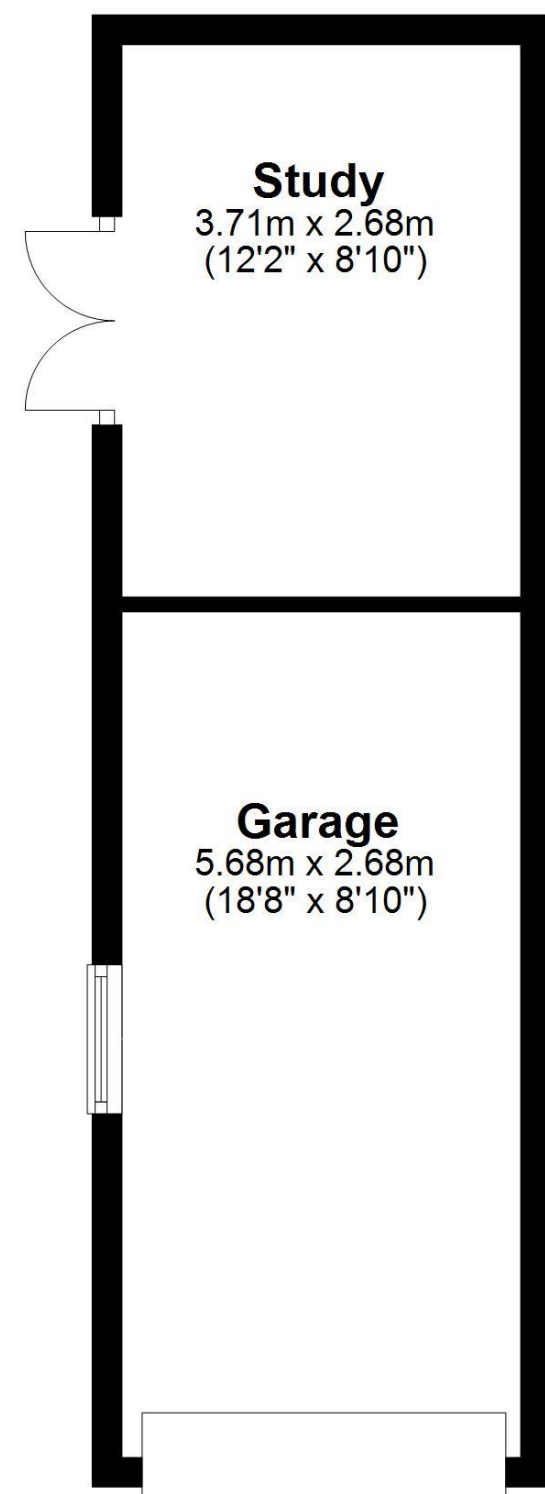




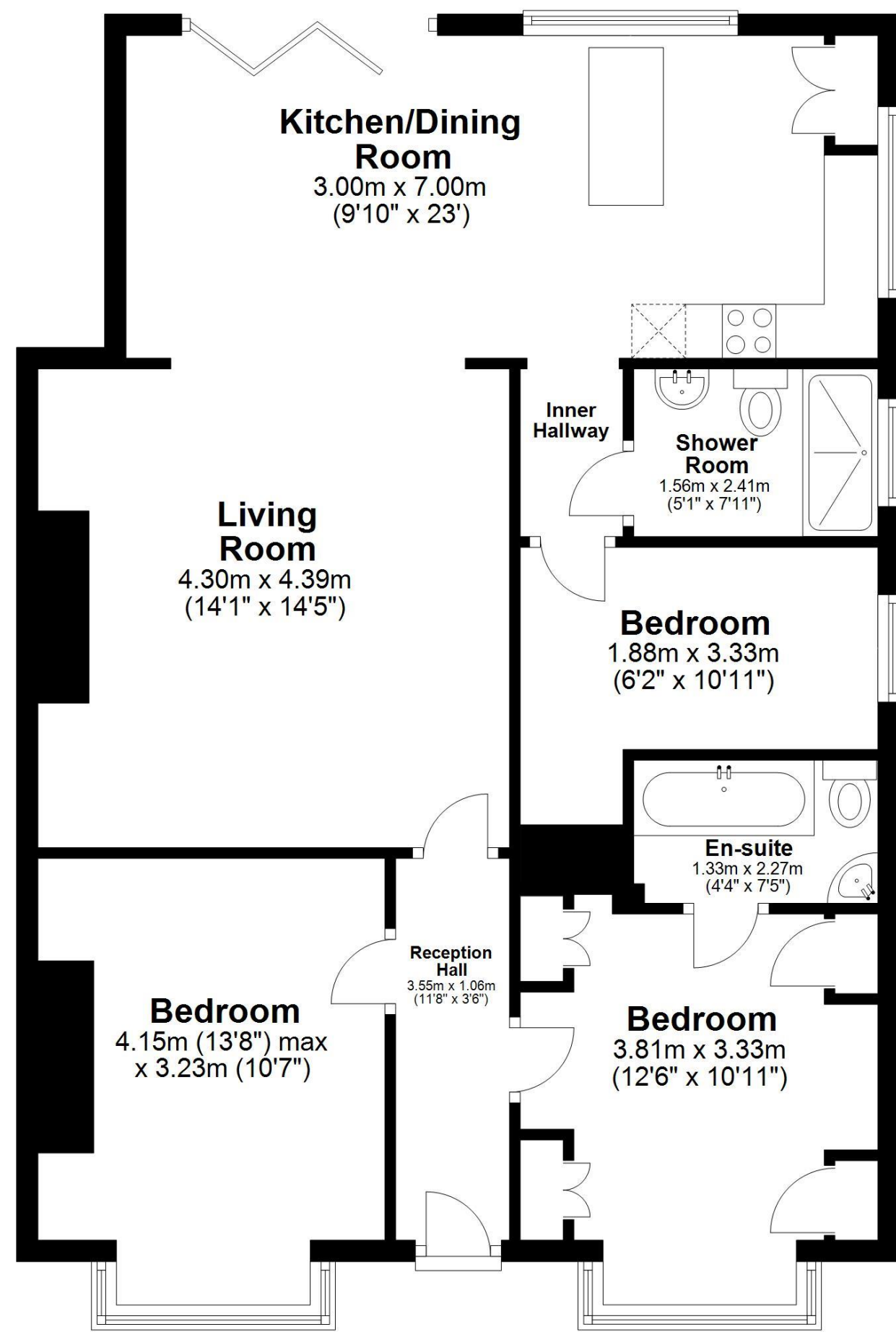




**Garage**  
Approx. 25.4 sq. metres (273.8 sq. feet)



**Ground Floor**  
Approx. 85.7 sq. metres (922.4 sq. feet)



Externally, the property benefits from a driveway for off street parking for at least two vehicles to the front | To the rear is a relandscaped garden which offers a great degree of privacy | Detached single garage | Separate study/hobbies room with electricity.

Well presented throughout and having recently undergone a full renovation, this great semi-detached home simply demands an early inspection.

Services | Mains: Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax; Band C | EPC; Rating D

Total area: approx. 111.1 sq. metres (1196.1 sq. feet)  
**3 Woodlands Park Villas, North Gosforth, -**



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SANDERSON  
YOUNG

