



4 Douglas Avenue

Gosforth



SANDERSON
YOUNG



4 Douglas Avenue Gosforth, NE3 4XD

*** Priced to Reflect Modernisation ***

Three Bedroom Mid Terraced Home with Living Room/Diner, Kitchen, Conservatory, Three Bedrooms, Family Bathroom, Front & Rear Courtyard Garden with Garage & Offered with No Onward Chain!

Douglas Avenue, which is a lovely pedestrianised street, is ideally placed just off from Ashburton Road, with its local shops and amenities and is ideally located close to excellent local schools, as well as being within walking distance to the shops, cafés and restaurants of Gosforth High Street itself. The property is also situated close to outstanding to the pleasant Elgy Green.

Price Guide:
Offers Over £300,000





The internal accommodation comprises: Entrance vestibule | Main hallway with staircase leading to first floor | Full depth living room/diner with glazed doors onto rear courtyard | Kitchen | Conservatory.

The staircase then leads up to the first floor landing and onto three bedrooms | Bedroom one is a generous double situated to the front of the property | Bedroom two is a further double | Bedroom three is a smaller single bedroom | Family bathroom with three piece suite.

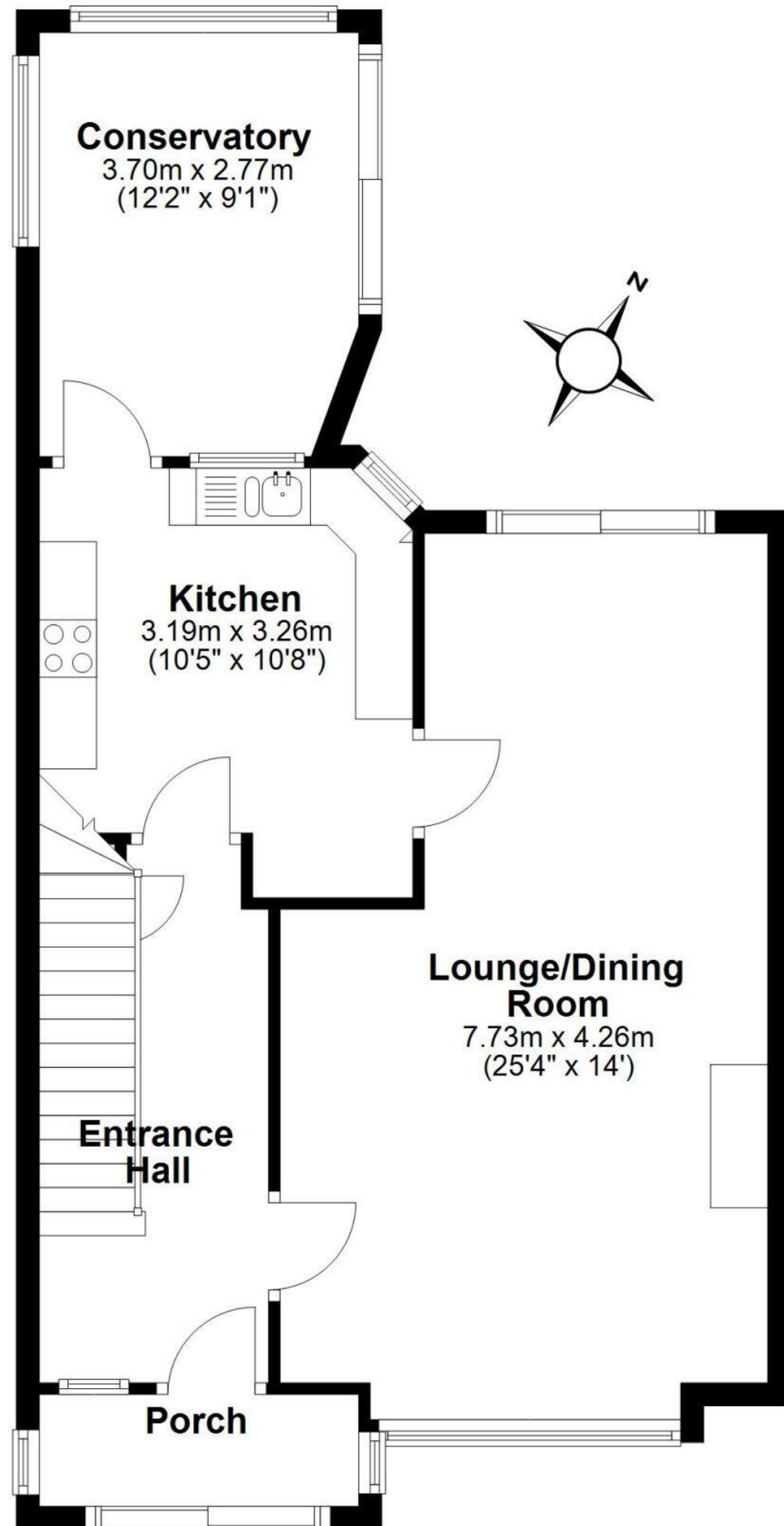


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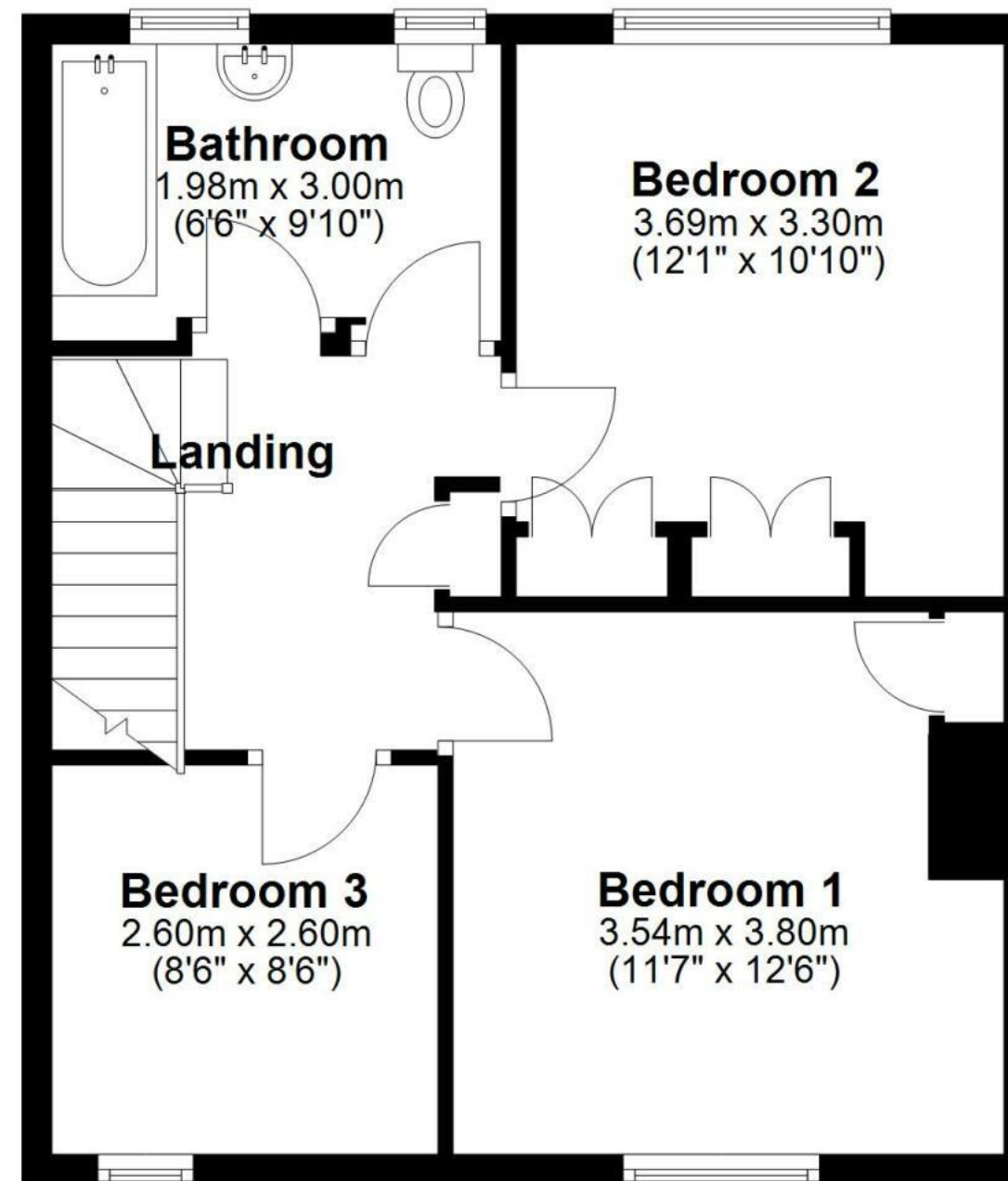
Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



Externally, the property offers a south facing front courtyard garden | To the rear is a hard landscaped courtyard garden that offers access into a detached single garage.

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

Total area: approx. 110.6 sq. metres (1190.4 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

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