



13 Grove Park Avenue

Gosforth



SANDERSON
YOUNG





13 Grove Park Avenue
Gosforth NE3 1BQ

Beautifully Presented Townhouse with Highly Impressive Open Plan Kitchen, Dining & Living Space, Utility Room, First Floor Living Room with Private Balcony, Four Bedrooms, Two Ensuites plus Family Bathroom, South Facing Rear Garden & Driveway!

This delightful modern townhouse is ideally located at Grove Park Avenue, which was originally constructed in 2005, situated on the former Proctor & Gamble site within Gosforth's Conservation area and occupies a central position in Gosforth. The property is located close to Gosforth High Street with its shops, cafes and restaurants, and is also close to outstanding local schools and excellent local transport links with both South Gosforth and Ilford Road Metro Stations a short walk away.

Price Guide:
Offers Over £575,000

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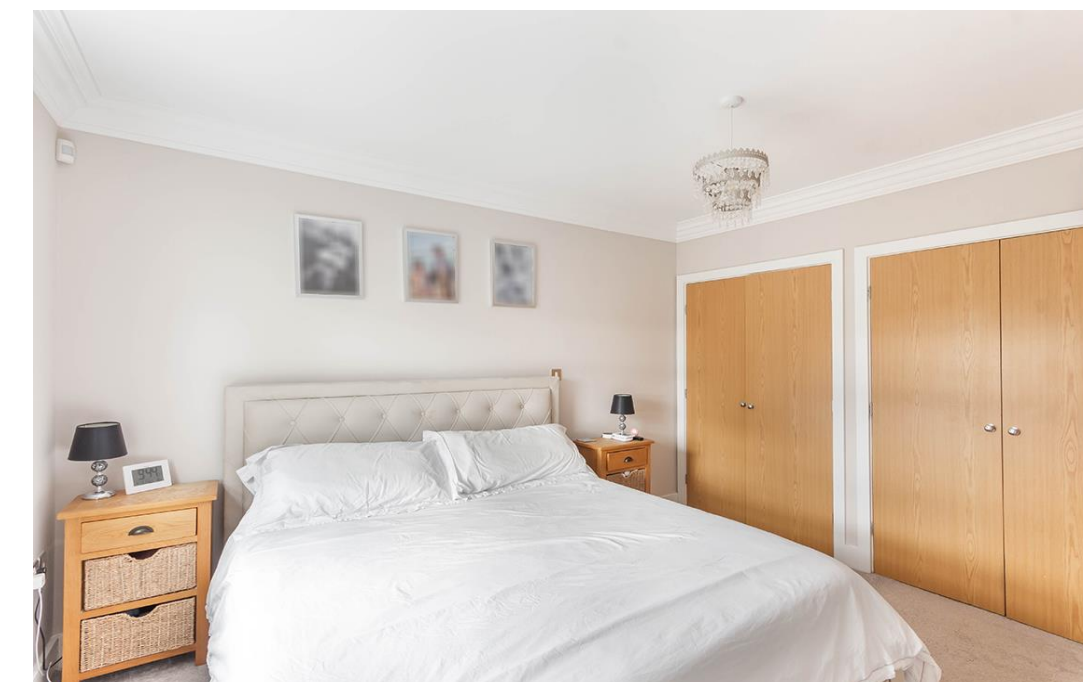
The internal accommodation comprises: Spacious entrance hallway with staircase leading up to first floor | Utility room | Ground floor WC | Fantastic open plan kitchen, living & dining room set to the rear with southerly aspect over the gardens | The kitchen is extremely well equipped with modern cabinetry & worktops, breakfast bar and integrated appliances throughout.

The staircase then leads up to the first floor landing and onto a lovely front living room with fantastic, bespoke media wall unit and access onto a private balcony | To the rear of the first floor is the principal bedroom, offering a large double room with fitted wardrobes | Ensuite shower room/wc.

The staircase continues up to the second floor and onto three further bedrooms | Bedroom two is a further large double with its own ensuite shower room/wc | Bedroom three offers a double room | Bedroom four is a smaller single/study | Family bathroom with three piece suite.



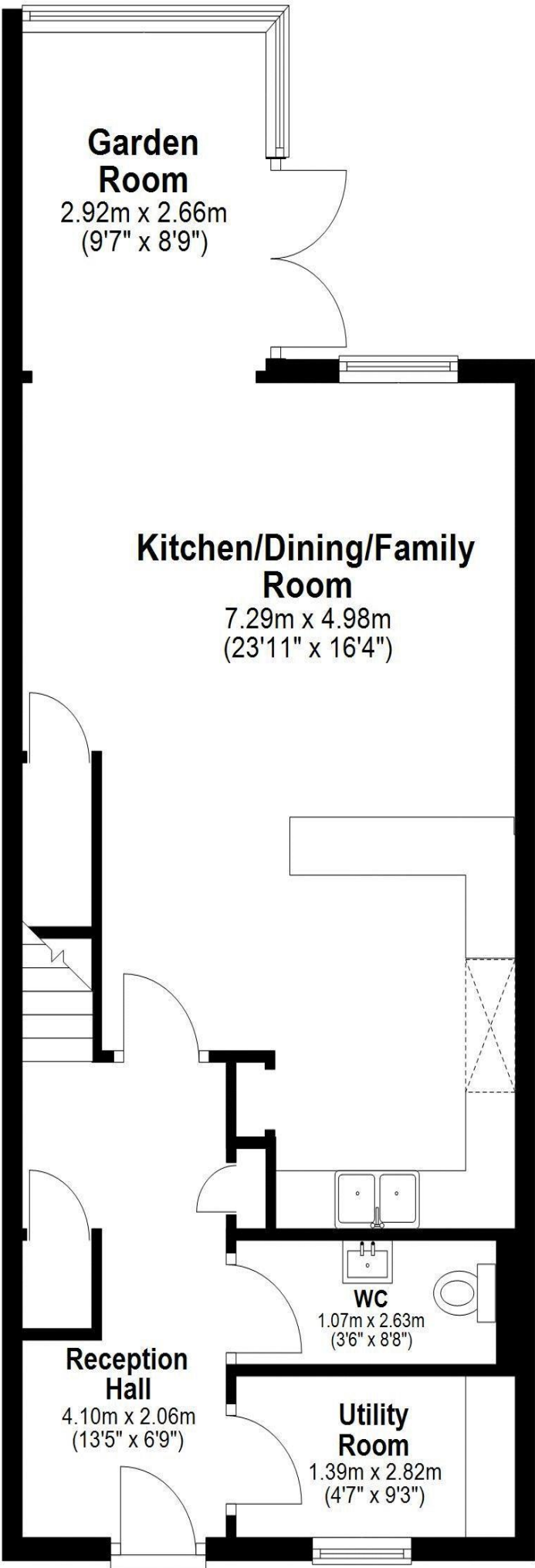
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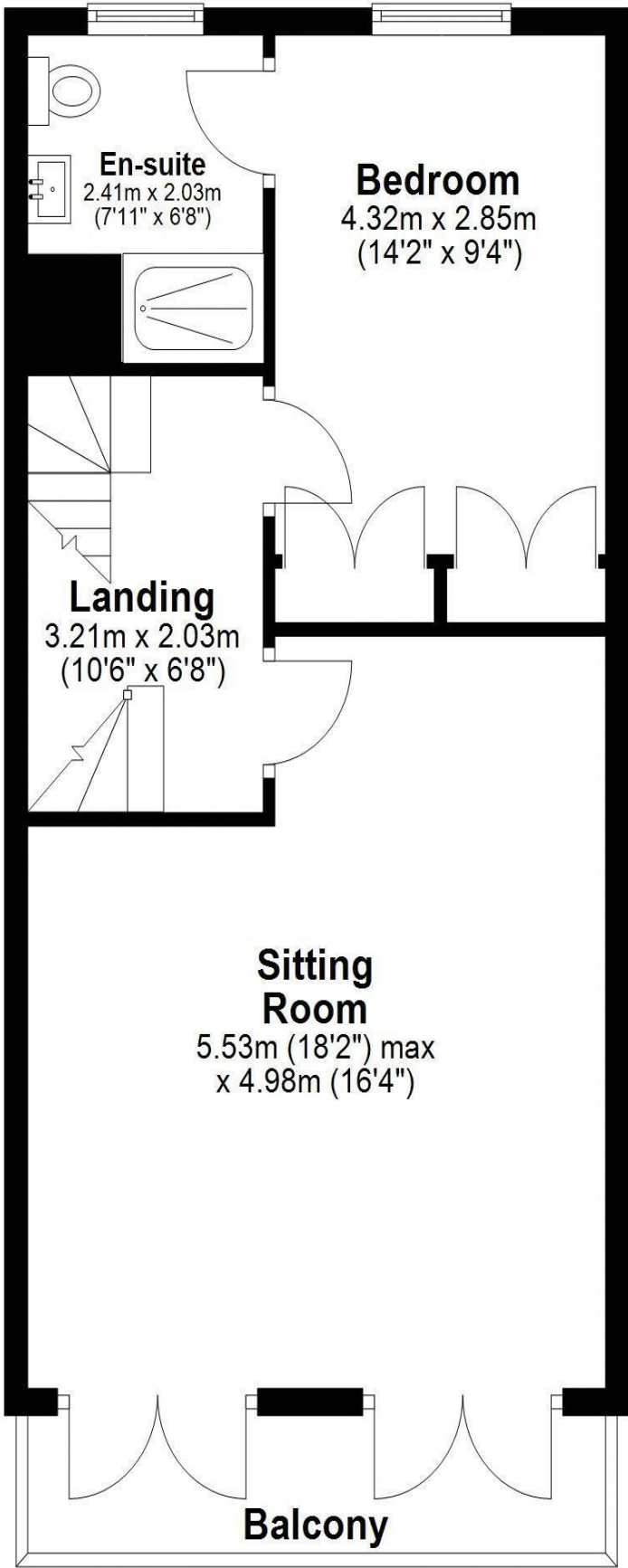
Ground Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



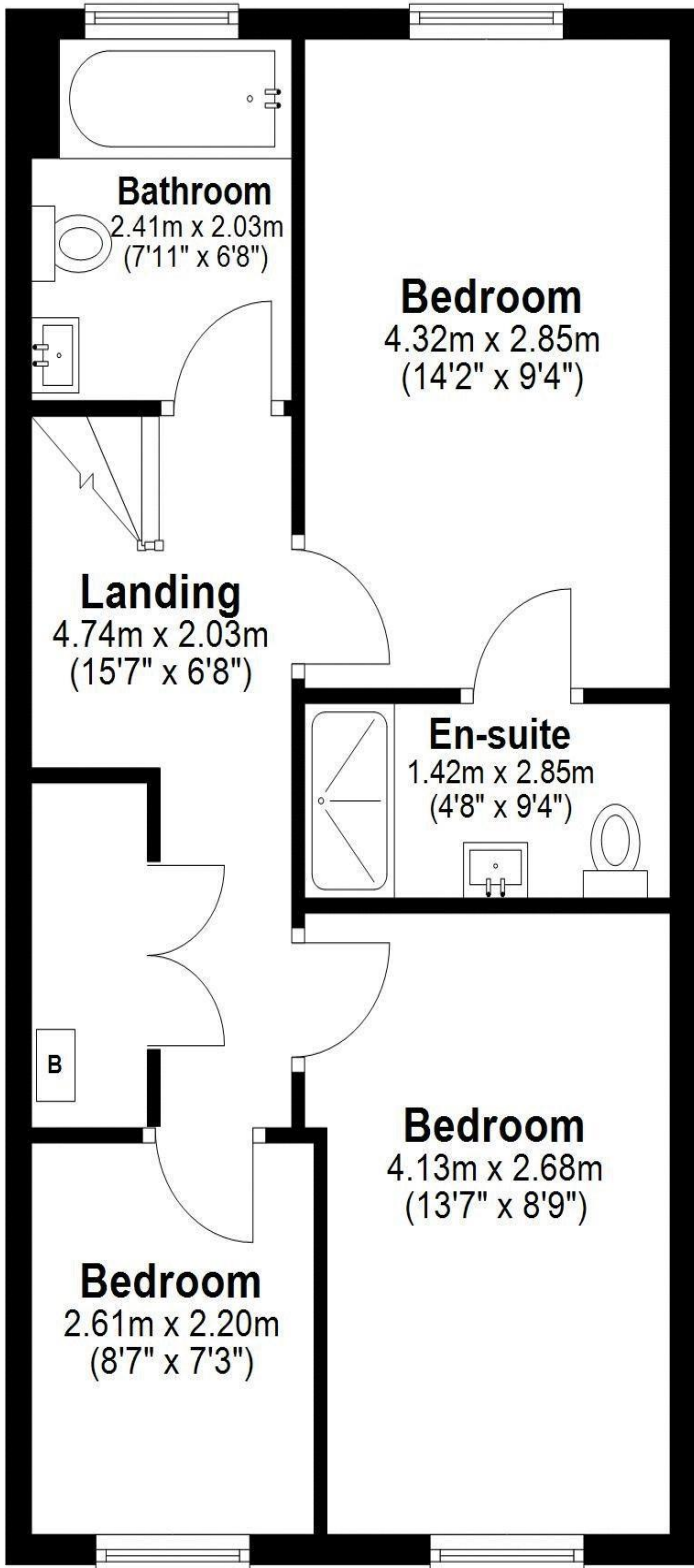
First Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



Second Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 157.9 sq. metres (1700.1 sq. feet)

13 Grove Park Ave, Gosforth



Externally, the property offers a block paved driveway offering off street parking for one vehicle | To the rear is a relandscaped south facing garden, which is laid partially to artificial turf and partially to a paved patio terrace, with fenced borders.

Double glazed throughout, with gas 'Combi' boiler, this is a fantastic opportunity and an internal inspection is deemed absolutely essential to fully appreciate the quality of the accommodation on offer.

Services | Mains electric, gas, water and drainage | Tenure: Freehold | Estate Charge: £286 per annum | Council Tax: Band F | Energy Performance Rating: C

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