



8 Northumberland Avenue

Forest Hall



8 Northumberland Avenue, Forest Hall, NE12 9NR

Beautifully Presented & Extended Semi Detached Family Home Boasting Five Bedrooms, Three Bathrooms, Generous Reception Room, Extended Open Plan Kitchen, Dining & Living Room, Utility Room, Garage, Extensive Gardens & Off Street Parking!

The property enjoys a prime position on the beautiful tree lined street of Northumberland Avenue, Forest Hall. Northumberland Avenue, situated just off Station Road, is perfectly placed to the local shops, amenities and transport links of Station Road, whilst also being only a short walk from Benton Metro Station and outstanding local schooling. The property is also situated close to wonderful open green spaces and Springfield Park recreation grounds which is ideal for those with young families.

Offering well-proportioned accommodation set over two floors, the property has undergone a full renovation by the existing owners, most notably an impressive rear extension to create a lovely open plan kitchen. The internal accommodation comprises: Entrance porch | Main entrance hallway with return staircase leading to first floor | Substantial front living room offering a feature bay window, period fireplace and tall ceilings | Bedroom five with ensuite shower room WC | Open plan kitchen, dining & living room with glazed French doors leading onto the rear garden. The kitchen is highly impressive and boasts a range of modern cabinetry/worktops, as well as integrated appliances throughout | Separate utility room with access onto the garden | Understairs cloaks cupboard.





The staircase then leads up to the first floor landing and onto four further bedrooms | The principal bedroom is situated to the front of the property and enjoys a large double room with feature bay window and access onto an ensuite shower room WC | Bedrooms two and three are further double rooms | Bedroom four is a single bed/nursery | Family bathroom with modern four piece suite.

Externally, the property is approached via a graveled driveway offering off street parking for two vehicles | The side driveway connects through to the detached single garage with useful store behind | The rear gardens have been immaculately maintained and are laid predominantly to lawn with mature and well stocked borders offering a great degree of privacy.

Well presented throughout, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this wonderful family home!

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

Price Guide: Offers Over £599,995





SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033