



## Burnside Road Gosforth

A traditional extended four bedroom semi detached house set back from the road within this sought after cul de sac on the fringe of central Gosforth. The property is ideally suited for a growing family and boasts in excess 1350 sq ft floor area. It features a ground floor WC, sun room and westerly facing garden together with ample off street parking, UPVC double glazing and gas fired central heating via combination boiler. There are excellent schools within the area and the property is well placed for access to the Regent Centre Interchange and Gosforth High Street.

The property comprises to the ground floor: entrance hallway with staircase leading to the first floor, a front facing sitting room with bay window, dining room with French doors leading to the sun room. There is a fully fitted kitchen which leads to a utility and ground floor WC. To the first floor are four bedrooms, shower room, and separate WC. Externally to the rear is a private westerly facing garden whilst to the front is a lovely mature garden with block paved driveway providing ample off street parking. There is also a single garage with electronically operated up and over door. Additional features include gas fired central heating and UPVC double glazing.

# Guide Price: £370,000

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# Burnside Road

Gosforth

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door, cloaks cupboard, staircase to first floor with spindle banister, radiator.

### SITTING ROOM 16'4 (into bay) x 14'3 (into alcove) (4.98 x 4.34m)

Double glazed bay window to front, feature fireplace, coving to ceiling, radiator.



### DINING ROOM 11'2 x 10'2 (3.40 x 3.10m)

Radiator, part glazed doors to sun room.

### SUN ROOM 11'1 x 5'11 (3.38 x 1.80m)

Double glazed windows, double glazed French patio door, radiator.

### KITCHEN 11'2 x 10'0 (max) (3.40 x 3.05m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, electric and gas cooker point, space for automatic dish washer, radiator, double glazed window to rear, double glazed door to utility.



### UTILITY

Double glazed window to rear, door to garage, double glazed door to rear, radiator.

### W.C.

Double glazed window, low level WC, wash hand basin.

### FIRST FLOOR LANDING

Access to roof space.

### BEDROOM ONE 15'9 (into bay) x 11'5 (to wardrobes) (4.80 x 3.48m)

Double glazed bay window to front, fitted wardrobes radiator.

### BEDROOM TWO 10'2 x 11'6 (to wardrobes) (3.10 x 3.51m)

Double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM THREE 16'3 x 8'0 (4.95 x 2.44m)

Double glazed window to front and rear, two radiators.

### BEDROOM FOUR 9'2 x 7'4 (to wardrobes) (2.79 x 2.24m)

Double glazed window to front, fitted wardrobes, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### **SHOWER ROOM**

Walk in double shower, pedestal wash hand basin, tiled floor, tiled walls, heated towel rail, airing cupboard housing combination boiler, extractor fan, double glazed frosted window to front.

### **W.C.**

Low level WC, tiled walls, tiled floor, double glazed frosted window to rear.

### **FRONT GARDEN**

Laid mainly to lawn, block paved driveway providing ample off street parking, flower, tree and shrub borders.

### **REAR GARDEN**

Westerly facing, paved area, gravelled area, flower, tree and shrub borders, fenced boundaries.

### **GARAGE**

Integral, electronically operated up and over door, light and power points.

### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: D**

**EPC Rating: C**

GS14215/DJ/PC/09.08.23/V.2





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