



Kingsway Avenue Gosforth

A very well appointed traditional semi detached house located within the popular Grange Estate on the fringe of central Gosforth. The property is ideally suited for a growing family and benefits from a range of modern fixtures and fitting together with extended kitchen, ground floor WC, generous garden to the rear and ample off street parking. It is well positioned for access to excellent local schools, shops, amenities, bus and metro links as well as being a short distance to Gosforth High Street.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a front facing sitting room with bay window together with a dining room to the rear. There is a modern high gloss kitchen with twin French doors leading to the rear garden. From the kitchen there is a ground floor WC and partially converted garage with roller door. To the first floor are three bedrooms with the master benefitting from fitted wardrobes. There is also a family bathroom with separate WC. Externally to the rear is an enclosed garden with block paved driveway to the front. Additional features include gas fired central heating and UPVC double glazing.

Offers Over **£300,000**

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ENTRANCE DOOR LEADS TO:

RECEPTION HALL

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

W.C.

Low level WC, wash hand basin, set in vanity unit, extractor fan, radiator.



SITTING ROOM 15'11 (into bay) x 12'5 (into alcove) (4.85 x 3.78m)

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

DINING ROOM 12'11 x 11'10 (into alcove) (3.94 x 3.61m)

Double glazed window to rear, feature fire place, picture rail, radiator.

BREAKFAST KITCHEN 15'3 x 12'7 (max into recess) (4.65 x 3.84m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, extractor hood, microwave, spaced for automatic washer, space for automatic dish washer, tiled splash back, sky light, understairs cupboard, twin double glazed French doors to rear garden, radiator, laminate flooring.



HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 17'2 (into bay) x 9'5 (to wardrobes) (5.23 x 2.87m)

Double glazed bay window to front, fitted wardrobes, cupboards over, coving to ceiling, radiator.

BEDROOM TWO 12'0 x 11'8 (into alcove) (3.66 x 3.56m)

Double glazed window to rear, radiator.

BEDROOM 8'2 x 7'1 (2.49 x 2.16m)

Double glazed window to front, radiator.

BATHROOM

Two piece suite comprising: panelled bath with shower over, pedestal wash hand basin, tiled walls, airing cupboard housing combination boiler, radiator, double glazed frosted window to rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SEPARATE W.C.

Low level wc, part tiled walls, double glazed frosted window.

FRONT GARDEN

Blocked paved driveway, planted borders.

REAR GARDEN

Lawned area, patio, flower, tree and shrub borders, fenced boundaries, decked patio.

GARAGE

Attached, roller door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

EPC RATING: C

GS00014831.DJ.PC.14.02.24.V.1





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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