



Glamis Avenue Gosforth

A superb fully renovated, extended and remodelled 4 bedroom semi detached house located within the much sought after Melton Park development on the northern fringe of Gosforth. Quality fixtures and fittings, westerly facing garden, ample off street parking, converted garage, en suite. Ideal family accommodation.

Guide Price **£445,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, cloaks cupboard.

RECEPTION HALL

Polished ceramic flooring, staircase to first floor, radiator.

W.C.

Double glazed window, low level WC, extractor fan, radiator.



SITTING ROOM 16'3 (into bay) x 14'5 (into alcove) (4.95 x 4.39m)

Double glazed bay window, coving to ceiling, partial glazed doors to family room.

FAMILY ROOM 19'5 x 11'3 into 8'3 (5.92 x 3.43-2.51m)

Double glazed window to rear, freestanding gas fire stove, double glazed French door to rear, radiator.

BREAKFAST KITCHEN 22'1 x 9'8 (6.73 x 2.95m)

Fitted with a range of wall and base units with granite work surfaces, single drainer sink unit, built in double oven, built in induction hob, extractor hood, integrated dishwasher and microwave, polished ceramic flooring, radiator, door to utility.

UTILITY ROOM

Space for automatic washer, polished ceramic flooring, combination boiler, double glazed door to rear, radiator, door to bedroom one.



BEDROOM ONE 14'1 x 8'10 (to wardrobes) (4.29 x 2.69m)

Double glazed window to front, fitted wardrobes, double glazed door to front, radiator.

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail, extractor fan.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM TWO 16'0 (into bay) x 11'5 (to wardrobe) (4.88 x 3.48m)

Double glazed bay window to front, fitted wardrobes, mirror fronted sliding doors, radiator.

BEDROOM THREE 10'2 x 11'6 (to wardrobes)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM FOUR 9'1 x 7'3 (2.77 x 2.21m)

Double glazed window to front, built in cupboard, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, polished ceramic flooring, radiator, double glazed frosted window, built in cupboard.



FRONT GARDEN

Decked patio area, double width driveway with gated access.

REAR GARDEN

Westerly facing, decked patio garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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