

Marlborough Avenue | Gosforth | NE3 2HT

# Offers Over £335,000

An outstanding semi detached house located within the popular Grange Estate on the fringe of central Gosforth. This superb property has been much improved by the current owners to create a lovely family home. It benefits from a fabulous westerly facing garden to the rear with patio area together with paved driveway to the front and attached garage. Additional features include 2 good size reception rooms to the ground floor together with quality fully integrated kitchen with granite work surfaces and central island. There are three good size bedrooms to the first floor 2 of which benefits from fitted wardrobes. There is also a modern 4 piece bathroom suite with separate shower. Additional features include modern UPVC double glazing and gas fired central heating via combination boiler. The property is well positioned for access to excellent local schools, shops, amenities, bus and metro links at the nearby Regent Centre Interchange. Gosforth High Street is a short distance away.





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Outstanding semi detached

2 good size reception rooms

Fabulous westerly facing garden

Three good size bedrooms

Quality fully integrated kitchen

Access to excellent local schools, shops, amenities, bus and metro links

For any more information regarding the property please contact us today

#### **RECEPTION HALL**

Double glazed entrance door, mosaic tiled floor, staircase to first floor, radiator, panelled walls.

# SITTING ROOM 16'0 (into bay) x 12'4 (into alcove) (4.88 x 3.76m)

Double glazed bay window to front, coving to ceiling, laminate flooring.

# DINING ROOM 13'0 x 11'11 (into alcove) (3.96 x 3.63m)

Double glazed French door to garden, laminate flooring, radiator.

#### BREAKFAST KITCHEN 13'4 x 11'10 (4.06 x 3.61m)

Fitted with a range of wall and base units incorporating centre island and granite work surfaces, single drainer sink unit, built in electric oven, built in induction hob, extractor hood, integrated fridge, freezer, washing machine, dishwasher, and combination oven, tiled floor, double glazed window.

#### **HALF LANDING**

Double glazed window.

#### FIRST FLOOR LANDING

Access to roof space.

# BEDROOM ONE 16'9 (into bay) x 9'2 (to wardrobe) (5.11 x 2.79m)

Double glazed bay window, fitted wardrobes with sliding doors, laminate flooring, radiator.

#### BEDROOM TWO 12'2 x 9'5 (3.71 x 2.87m)

Double glazed window to rear, radiator.

#### BEDROM THREE 7'1 x 8'6 (2.16 x 2.59m)

Double glazed window to front, radiator.

## **FAMILY BATHROOM**

Four piece suite comprising: free standing roll top bath, step in shower cubicle, wash hand basin, low level WC, tiled floor, tiled walls, heated towel rail, double glazed frosted window to side and rear.

### **PAVED DRIVEWAY TO FRONT**

Providing ample off street parking.

#### **REAR GARDEN**

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, garden shed, westerly facing.

#### **GARAGE**

Integral, electrically operated roller door, light and power points.

















## PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

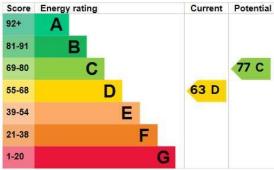
**EPC RATING:** D

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