



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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**3****2****1****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.

BEDROOM 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.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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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