



6 Briardene Crescent

Gosforth

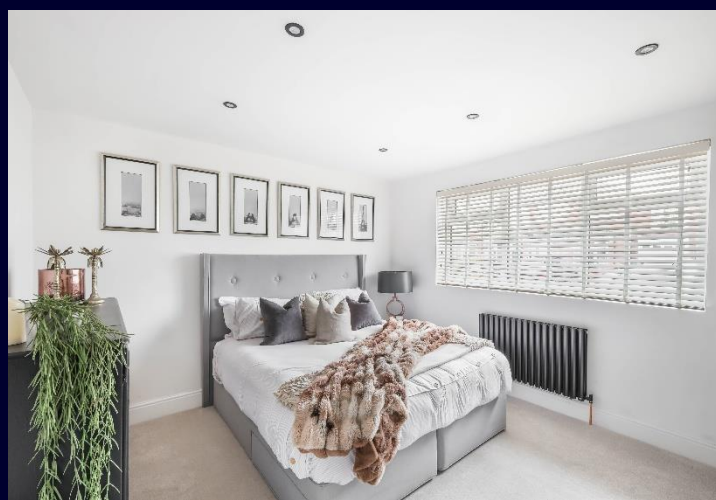


## 6 Briardene Crescent, Gosforth, NE3 4RY

Briardene Crescent presents an exceptional opportunity to purchase a beautifully refurbished three bedroom bungalow, combining contemporary design with practical, comfortable living. Situated off Montagu Avenue and Kenton Avenue, Briardene Crescent is well placed within walking distance to Kenton Park Shops, Ashburton Village and provides easy access into central Gosforth with its many shops, cafes and amenities.

Upon entering the property, you are greeted by a generous and welcoming hallway that seamlessly connects the living spaces. The living room, filled with natural light, features an elegant bay window that offers a pleasant view of the front of the property. This space flows effortlessly into the modern kitchen which is appointed with striking navy wall and base cabinetry, sleek quartz worktops and a range of integrated appliances, including a fridge, freezer, induction hob and microwave. At the rear of the property, a bright and airy sunroom provides an ideal space for relaxation, with bifold doors that open directly onto the rear garden which is elegantly finished with high quality Porcelain tiles.





The principal bedroom is located at the front of the property. The second bedroom benefits from peaceful rear facing views, while the third bedroom is a particularly spacious and versatile room, further illuminated by a skylight. Adjacent to this room, a convenient WC is located for additional practicality. The family bathroom is thoughtfully designed with contemporary fixtures, including a shower, vanity sink and WC.

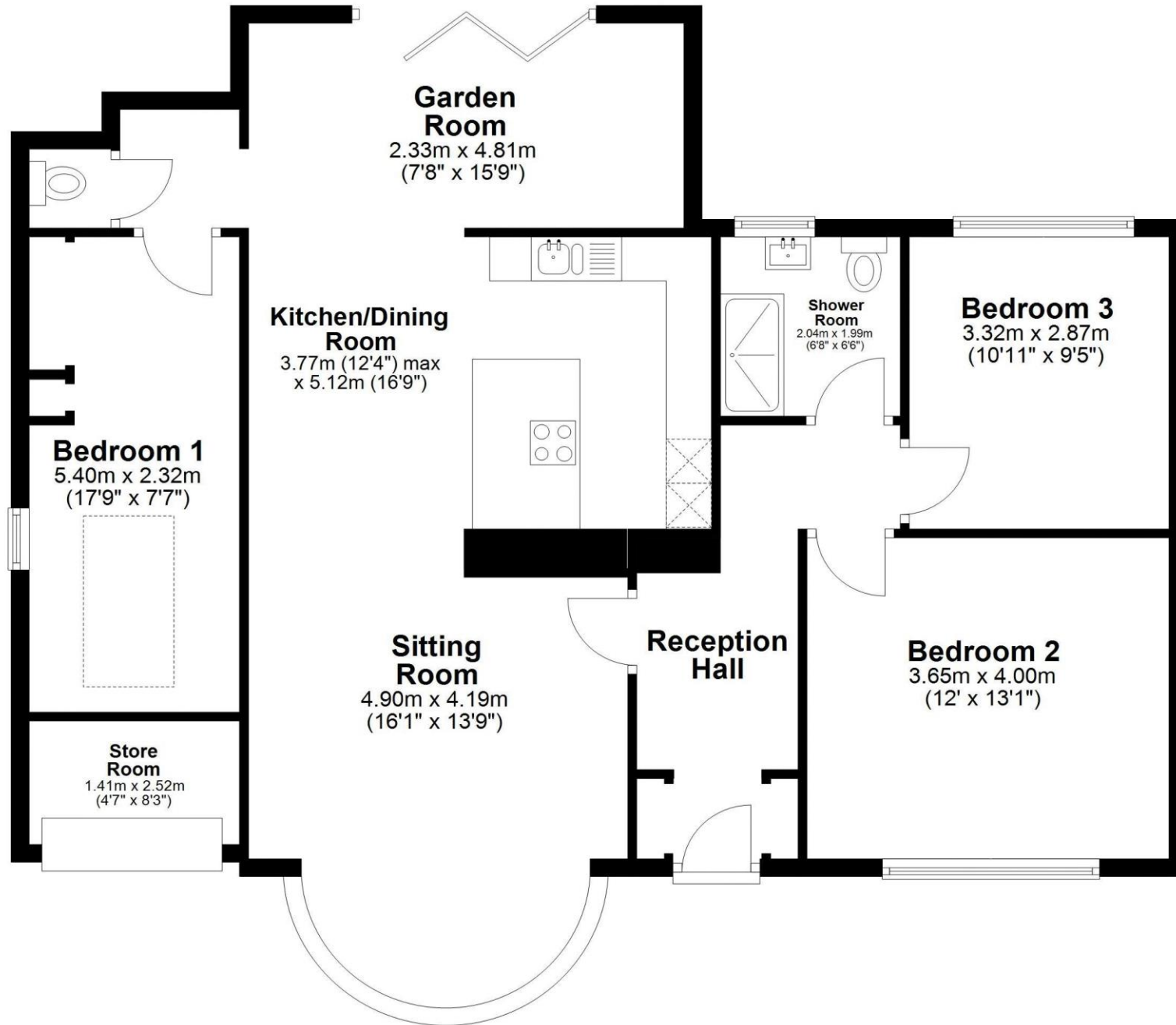
Externally, the property offers driveway capable of accommodating multiple vehicles and an electric roller door that grants access to a secure storage area.

Service | Mains; Electricity, Gas, Water | Tenure; Freehold | Council Tax; Band C | Energy Performance Certificate; Rating C

Price Guide: Guide Price £425,000

# Ground Floor

Approx. 106.3 sq. metres (1144.2 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)

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