



**Goodfellows**  
estate agents.com

53  
Osprey Avenue  
Newcastle Upon  
Tyne  
NE15 9DN

53 Osprey Avenue  
Abbey Heights  
Newcastle Upon Tyne  
NE15 9DN



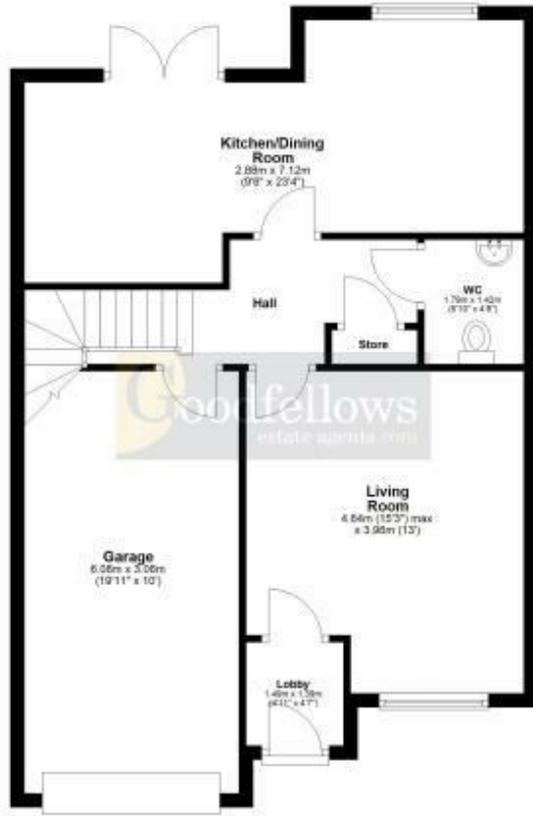
Asking Price  
£320,000

3 bedroom detached house situated at the end of a cul-de-sac giving off street parking for up to 4 cars. Sought after location of Abbey Heights. Open Plan Kitchen Diner, Downstairs w/c, En-Suite to Bedroom 1. Gas Central Heating and Sealed Unit double Glazed Windows.



### Ground Floor

Approx. 70.9 sq. metres (763.2 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 121.2 sq. metres (1304.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: B  
Council Tax Band: D

DIRECTIONS

#### CONTACT

128 The Roman Way  
West Denton  
Newcastle upon Tyne  
NE5 5AD

E: westdenton@goodfellowsestateagents.com

T: 0191 2677500

<https://www.goodfellowsestateagents.com/>

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