



Park Avenue | Gosforth | NE3 2LE

Offers Over £300,000

A very well appointed and extended semi detached house occupying a generous plot with substantial southerly facing garden to the rear. The property is ideally suited for a growing family and is well positioned for access to excellent local schools, shops, amenities bus and metro links. It also offers further development opportunity subject to building and planning consent.

The property features a reception hallway with hardwood flooring and staircase leading to the first floor. There is a dual aspect sitting room with bay window to the front and French doors to the rear. There is a breakfast room which leads to a large kitchen extension with integrated appliances and granite work surfaces. To the first floor are 3 bedrooms 2 of which are doubles. There is also a modern 3 piece bathroom suite with electric shower. To the rear is a substantial southerly facing landscaped garden with large patio area and feature pond. To the front is a driveway leading to a large garage with electronically operated roller door. Additional benefits include gas fired central heating and gas fired central heating via combination boiler.

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Extended semi detached house

Occupying a generous plot

3 bedrooms

Large garage

Southerly facing garden to rear

Access to excellent local schools

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
RECEPTION HALL**

Double glazed entrance door, double glazed window, hardwood flooring, staircase to first floor with spindle banister.

LOUNGE/DINING ROOM 24'0 (into bay) x 12'1 (into alcove) (7.32 x 3.68m)

Double glazed bay window to front, marble fireplace, living flame effect gas fire, coving to ceiling, double glazed French door to rear, double radiator.

BREAKFAST ROOM 9'0 x 8'1 (2.74 x 2.46m)

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

KITCHEN 10'4 x 11'4 (3.15 x 3.45m)

Fitted with a range of wall and base units with granite worksurfaces, built in electric oven, built in induction hob, extractor hood, integrated fridge, dishwasher and combination oven, Belfast sink, radiator, door to garage, double glazed window to rear, double glazed door to rear.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12'11 (into bay) x 11'3 (3.94 x 3.43m)

Double glazed bay window to front, radiator.

BEDROOM TWO 11'4 x 11'1 (3.45 x 3.38m)

Double glazed window to rear, coving to ceiling, radiator.

BEDROOM THREE 9'1 x 6'0 (2.77 x 1.83m)

Double glazed window to rear, radiator.

BATHROOM/W.C.

Panelled bath with electric shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, heated towel rail, double glazed frosted window to side.

FRONT GARDEN

Hedged boundaries, driveway.

REAR GARDEN

Substantial southerly facing garden, patio area, feature pond, flower, tree and shrub borders, fenced boundaries.

GARAGE

Electronically operated roller door, combination boiler, space for washing machine, light and power points.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

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.

AGENTS NOTE:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

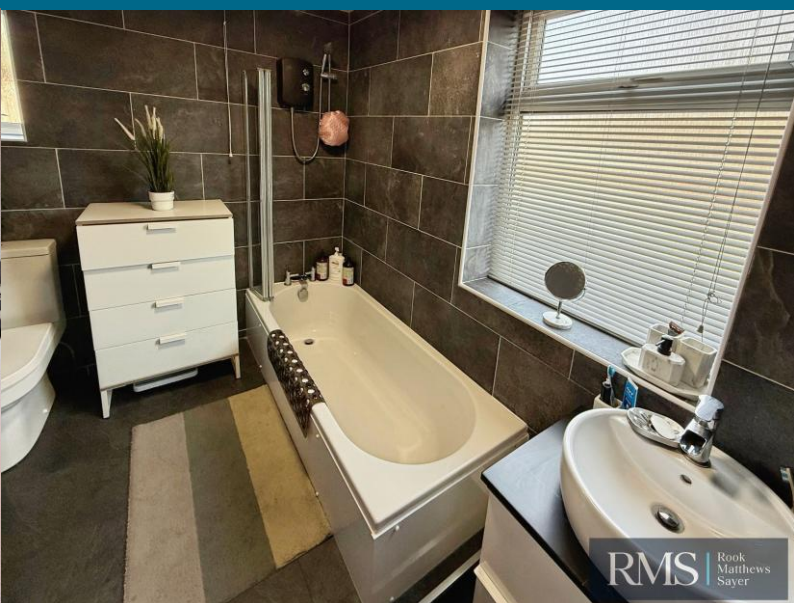
TENURE

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		74 C
55-68	D	65 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 relation to this property.



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.