



12 Ingram Avenue

Red House Farm, Gosforth



12 Ingram Avenue, Red House Farm, Gosforth, NE3 2BR

Detached Family Home Boasting Three Bedrooms, Family Bathroom, Large Double Reception Room, Kitchen, Utility, Ground Floor WC, Off Street Parking, Garage & Low Maintenance Rear Garden!

The property is superbly located on the popular Ingram Avenue, Red House Farm. Ingram Avenue is ideally placed to provide access to the local shops and amenities whilst also being a short walk to Fawdon Metro Station and indeed the A1 offering excellent transport links throughout the region.

Ingram Avenue also enjoys easy access to Gosforth and Kingston Park. The Northumbrian Piper pub is within minutes walking distance, as are the local nearby shops and public transport links to Gosforth and Newcastle city centre.





The internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading to first floor and useful store cupboard | Substantial living/dining room, running the full depth of the property, and enjoying dual aspect views | Kitchen | Utility room | Ground floor WC.

The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom is positioned to the front and enjoys a comfortable double room | Bedroom two, to the rear, is a further double | Bedroom three, offering a smaller single/study/nursery | Well presented family bathroom with three piece suite, including separate WC.

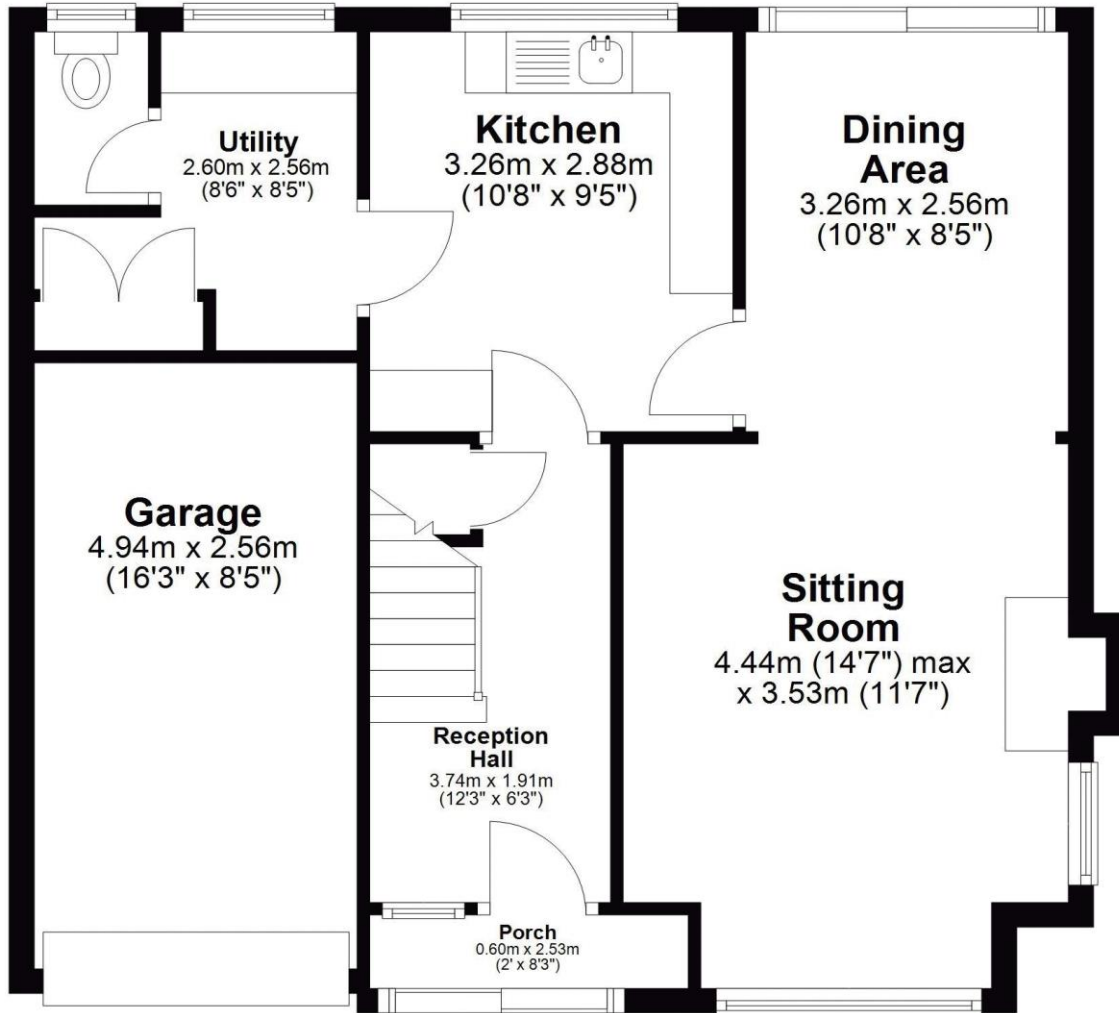
Externally, the property enjoys a fantastic position tucked away at the end of the cul-de-sac | The property is approached via a driveway for off street parking for one vehicle, as well as further guest parking available | Single garage | To the rear is a generous sized hard landscaped garden.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band C | EPC: Rating D

Price Guide: Offers Over £235,000

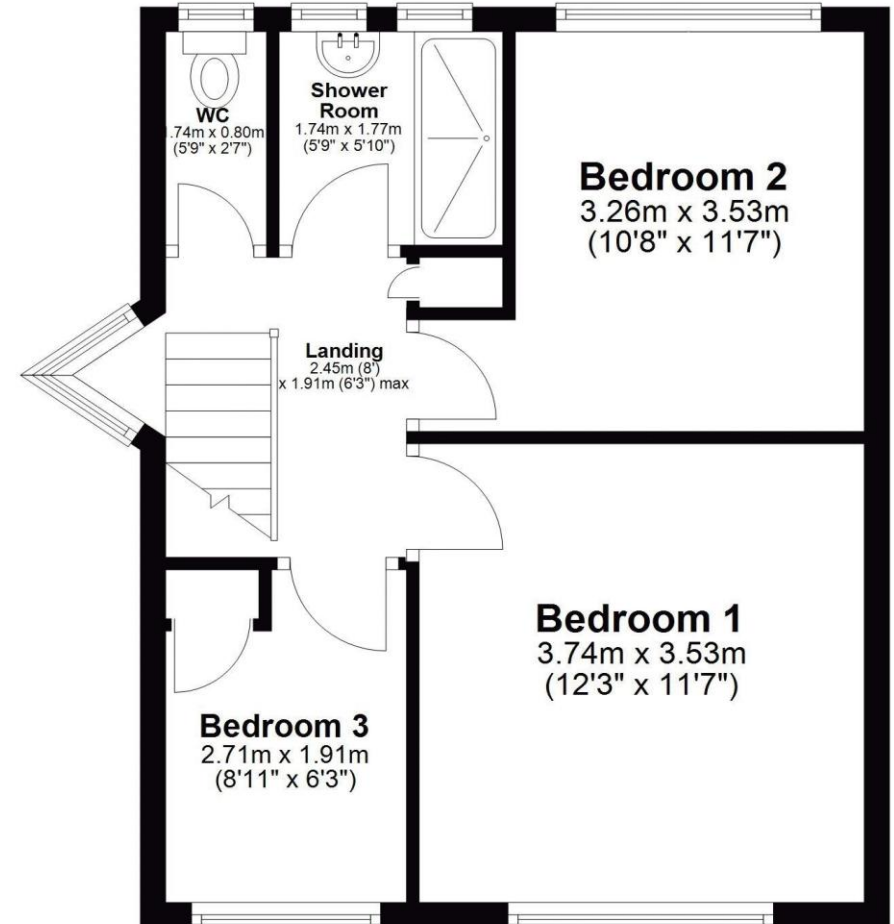
Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 102.7 sq. metres (1105.8 sq. feet)

12 Ingram Avenue, -



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