

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Avondale Avenue, Newcastle Upon Tyne NE12 7HT

Avondale Avenue, Newcastle Upon Tyne NE12 7HT

Offers In The Region Of £265,000

Signature North East are delighted to welcome this well-presented three-bedroom semi-detached property to the market, ideally located in the sought-after area of Forest Hall. This fantastic home enjoys a great location, offering excellent access to well-regarded local schools including Benton Dene Primary School and Longbenton High School, making it ideal for families. Residents also benefit from convenient local amenities in nearby Forest Hall and Longbenton centres, alongside easy commuting links into Newcastle via Northumberland Park Metro Station, enhancing its appeal for a wide range of buyers.

Notably, the property benefits from a front extension which enhances both the living room and porch areas, creating a more substantial footprint than many other properties of a similar style.

Upon entering the property, you are welcomed into the central hallway, which offers useful built-in storage. The first room you will discover is the spacious living room, further enhanced by the front extension and providing ample space for a range of desired furnishings. To the rear, the space can comfortably accommodate a dining table, creating an ideal dining area, with sliding doors leading out to the rear garden. The kitchen offers a plethora of storage via wall and base units, complemented by generous worktop space and an additional fitted cupboard. Elegant French doors provide direct access to the rear garden, and the kitchen further benefits from integrated appliances, including an oven and hob.

Continuing to the first floor, you will find three bedrooms, each able to accommodate a double bed alongside additional furnishings. All bedrooms are enhanced by fitted wardrobes, providing excellent storage solutions. Completing this level is the family bathroom, fitted with a bathtub, hand basin and WC.

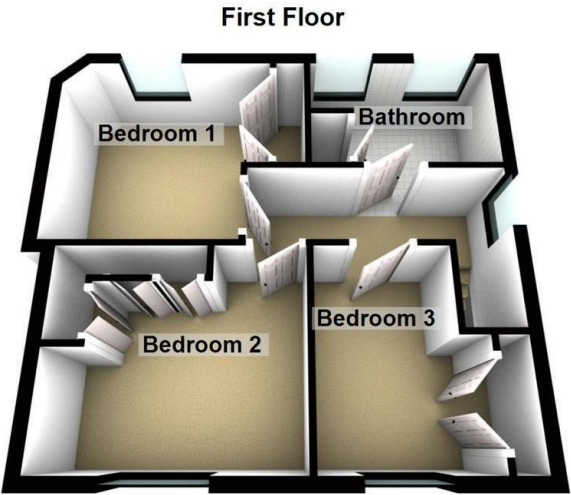
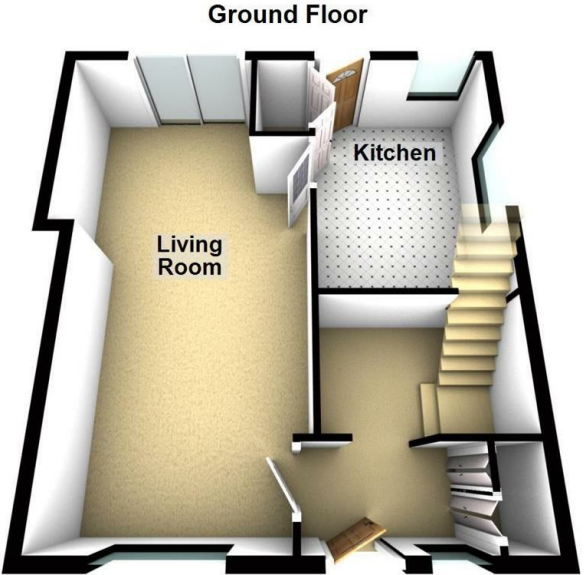
The property also benefits from an attic conversion with electricity running throughout the full attic space. Currently used for ample storage, this versatile area offers excellent potential for further conversion, subject to the relevant permissions.

Externally, the property offers a pleasant rear garden laid mainly to lawn with an ample patio area, perfect for outdoor seating and entertaining. Further benefits include on-street parking and a single garage located to the rear of the property.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)

Measurements:

Living Room / Diner
25'1" x 11'8"

Kitchen
14'4" x 9'4"

Bedroom One
9'6" x 11'2"

Bedroom Two
8'3" x 11'7"

Bedroom Three
7'8" x 10'1"

Bathroom
9'4" x 5'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News