



15 Church Avenue

Gosforth



15 Church Avenue, Gosforth, NE3 1AN

A three bedroom, semi-detached home, situated on the desirable Church Avenue within South Gosforth. Church Avenue is ideally placed to offer easy access to Gosforth High Street with its shops, restaurants and transport links, as well as being only a short walk to outstanding local schooling and Gosforth's Central Park, being also only a stone's throw from South Gosforth Metro Station providing excellent transport links throughout the region.

The internal accommodation comprises: An entrance hallway with staircase leading up to the first floor | Front sitting room with a feature bay window and gas fireplace | Dining room, positioned to the rear, overlooking the gardens | Kitchen benefitting from a separate pantry cupboard.

The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom enjoys a large double room with fitted wardrobes | Bedroom two is a further comfortable double room | Bedroom three offers a smaller single/study/nursery | Family bathroom with a three piece suite and separate WC.





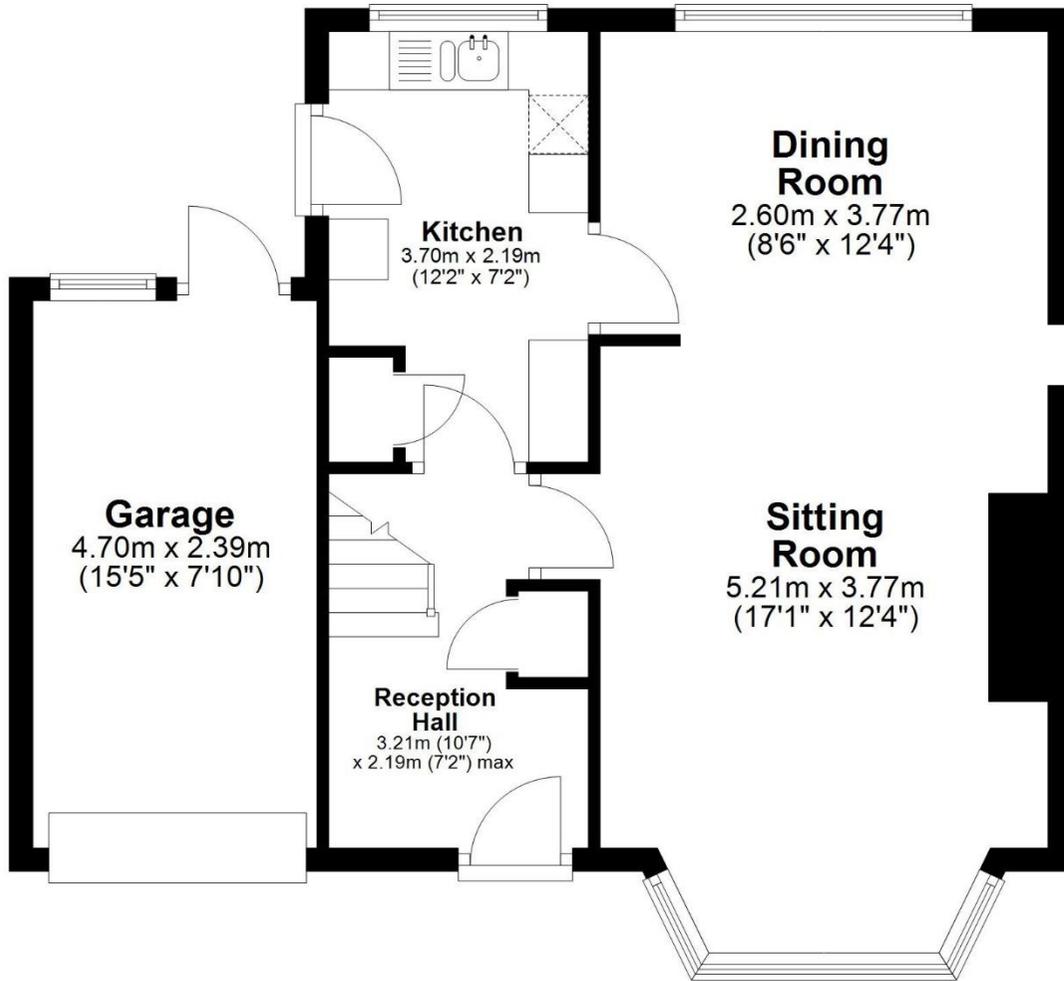
Externally, the property offers a block paved driveway for off street parking for one vehicle, with an E/V charging point | Further guest parking on street | A single garage with up and over door | To the rear is an immaculate lawned garden with a paved patio terrace to enjoy the sun throughout the day.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating C

Price Guide: Offers Over £325,000

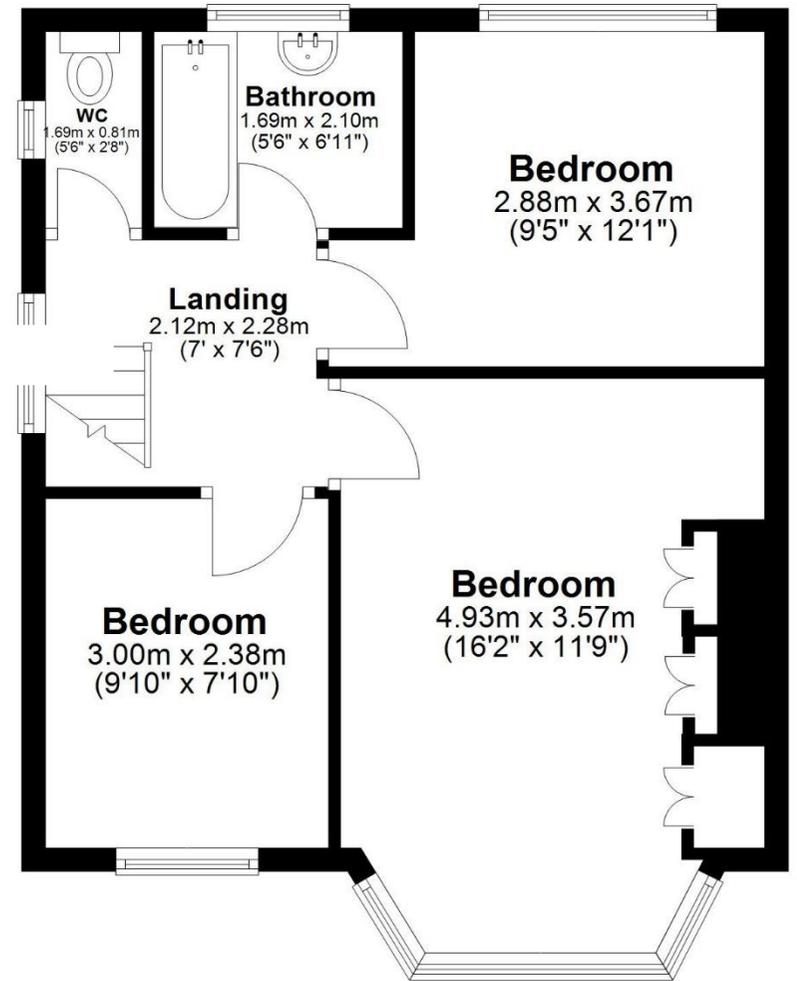
Ground Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

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