



91 Hollywood Avenue

Gosforth

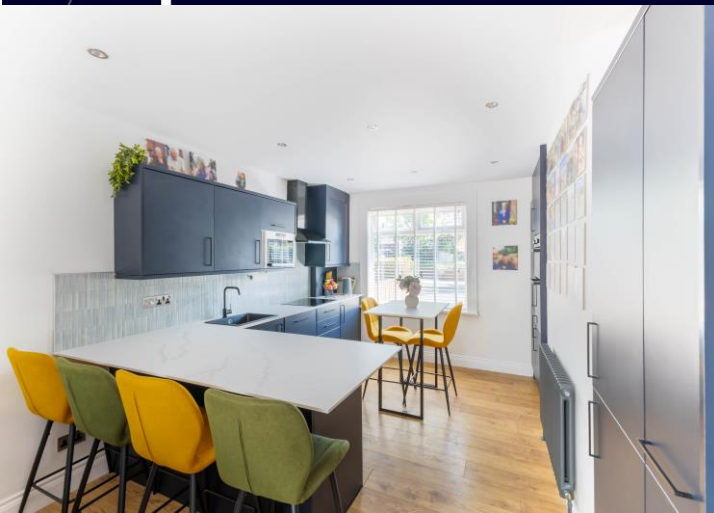


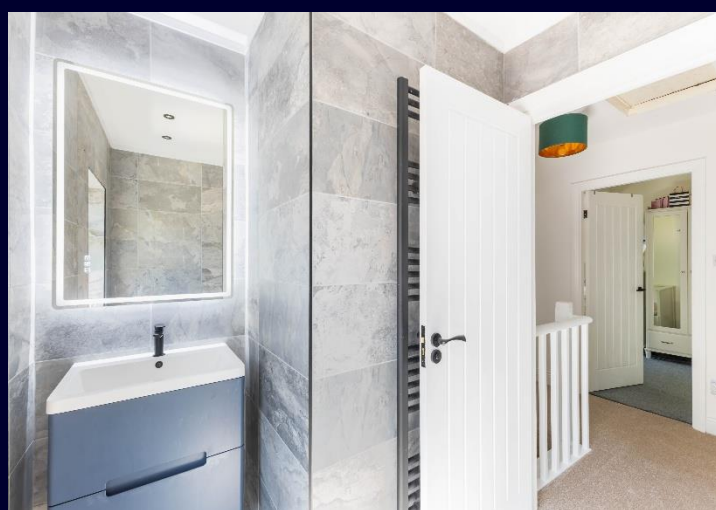
91 Hollywood Avenue, Gosforth, Newcastle Upon Tyne, NE3 5BU

Stylishly Renovated & Extended Semi-Detached Family Home Offering Three Bedrooms, Two Bathrooms, Open Plan Kitchen/Dining/Sitting Room, Separate Living Room, Utility, Driveway for One Vehicle & Rear Garden!

This impressive property is ideally located on the popular Hollywood Avenue, Garden Village, Gosforth. Hollywood Avenue is well situated to provide easy access into central Gosforth with its shops, cafes and amenities whilst also being a short walk to Regent Centre Metro Station and Interchange, providing excellent transport links throughout the region. The property also allows excellent access to outstanding local schooling and to both Marks & Spencer Simply Food and Asda Gosforth.

The internal accommodation comprises: Reception hall with staircase leading to the first floor | Understairs store | Day to day sitting room with bay window, which is currently being used as an extra bedroom | Stunning open plan kitchen/diner/living room with glazed bifold doors leading out to the gardens | The kitchen is particularly impressive and boasts a range of modern cabinetry/worktops, integrated appliances and breakfast bar | Extended utility room and newly installed ground floor shower room/WC.





The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom enjoys a generous double room with fitted wardrobes | Bedroom two offers a smaller double room | Bedroom three offering a single bedroom | Family bathroom with three piece suite including a separate WC.

Externally, the property is approached via a front town garden with driveway for one vehicle | Enclosed rear garden, laid partially to lawn and partially to a gravelled terrace.

Immaculately presented throughout, early viewings are strongly encouraged!

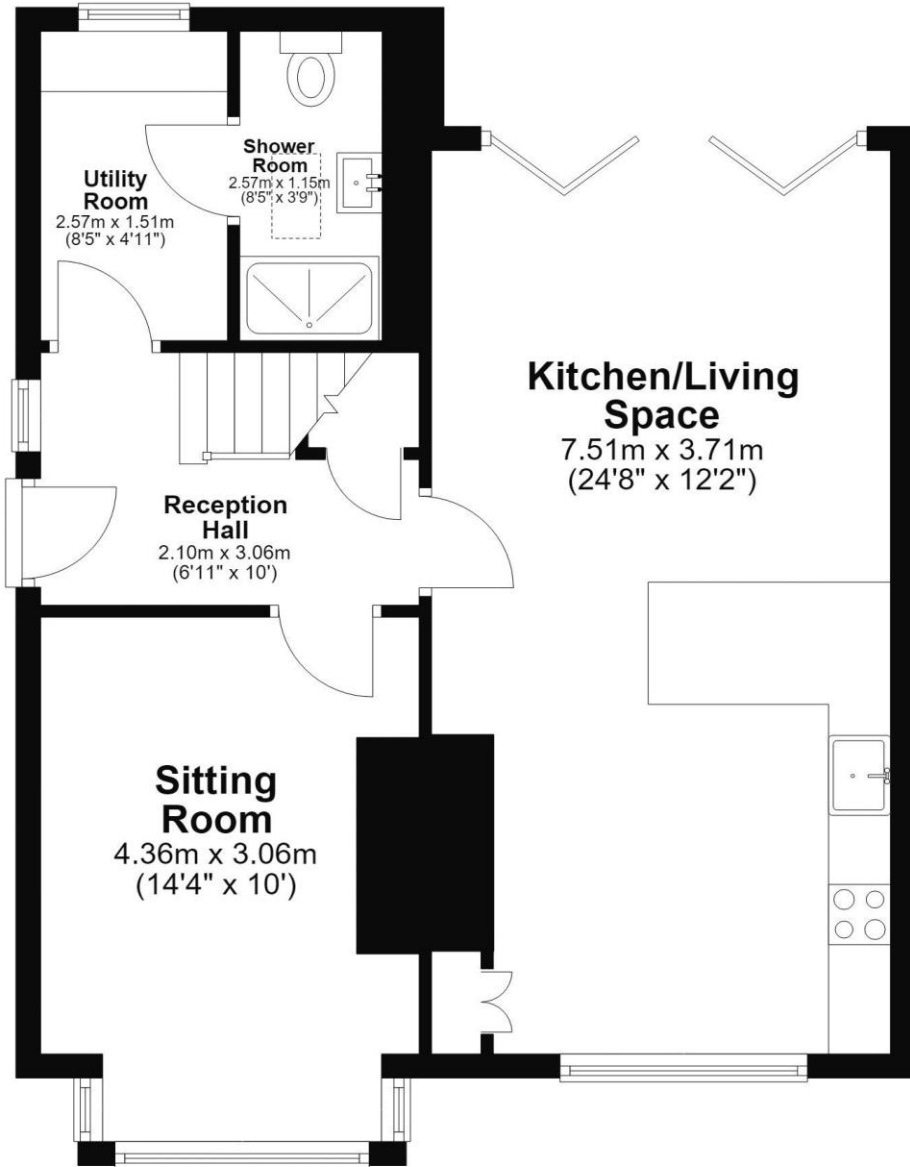
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band B | EPC: Rating C

Price Guide: Offers Over £335,000



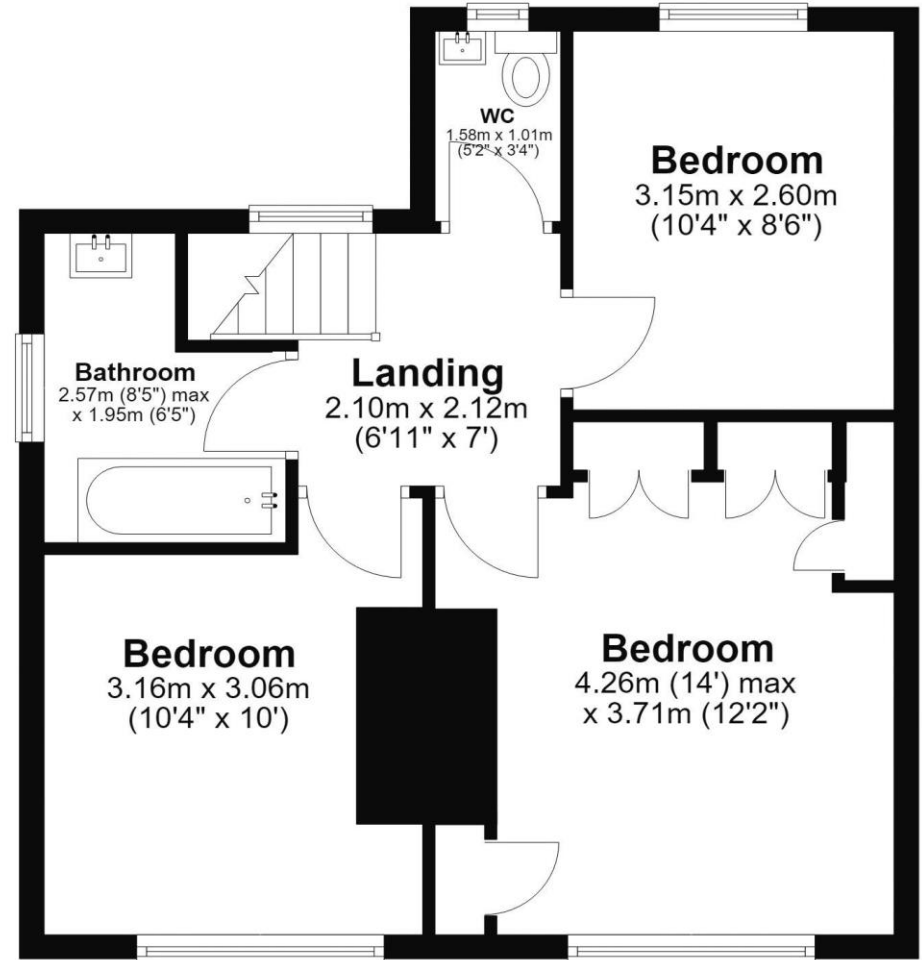
Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 102.5 sq. metres (1103.8 sq. feet)

91 Hollywood Avenue, Gosforth, -





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