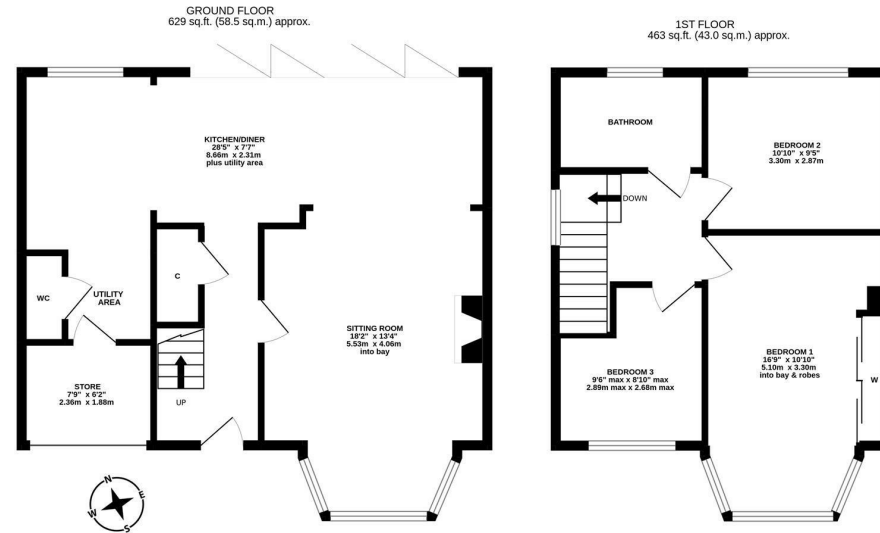
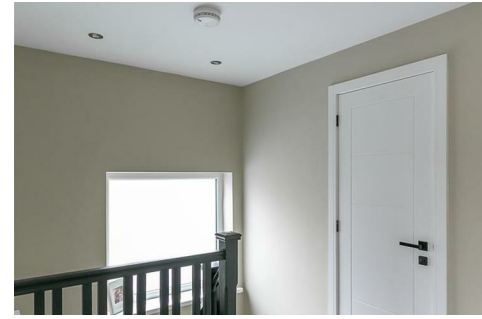




SUPER STYLISH SEMI-DETACHED FAMILY HOME with IMPRESSIVE OPEN PLAN LIVING, OFF STREET PARKING & ENCLOSED REAR GARDEN! This well presented three bedroom semi-detached family home is ideally located on Guyzance Avenue, Regent Farm. Guyzance Avenue, positioned between Holystone and Harbottle Avenue's provides access to excellent local schools, Regent Centre and Wansbeck Metro station's, the shops, cafes and restaurants on Gosforth High Street and further transport links to Newcastle City Centre and beyond.

Having undergone full refurbishment and reconfiguration in recent years, the property briefly comprises: entrance hall with under-stairs storage cupboard and stairs to first floor; sitting room with feature fireplace, fitted alcove shelving and walk in bay; 28ft kitchen diner with bi-fold doors leading out to the rear garden, kitchen area with a range of fitted units together with work surfaces, some integrated appliances, spot and hanging lighting; utility area; downstairs WC; integral store room with up and over door leading to the front of the property. The first floor landing gives access to three bedrooms, bedroom one measuring 16ft with walk in bay and fitted sliding door wardrobes; family bathroom complete with three piece suite and spot lighting. Externally, a newly laid block paved front driveway offering multi-vehicle off-street parking, with a lawned garden gravel area and dwarf wall boundary and to the rear, an enclosed garden laid mainly to lawn with a paved patio seating area, raised planters, an outdoor kitchenette, all enclosed with fenced boundaries. Presenting open plan living with style, this property demands an internal inspection!

Super Stylish Semi-Detached Family Home | Fully Refurbished 1,093 Sq ft (101.5m²) | Three Bedrooms | Open Plan Ground Floor | Sitting Room | 28ft Kitchen Diner | Utility Area | Downstairs WC | Integral Store Room | Family Bathroom | Front Driveway & Garden | Enclosed Rear Garden | GCH & DG | Freehold | Council Tax Band: C | EPC: D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £370,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

