Jan Forster

Hollywood Avenue | Gosforth | Newcastle Upon Tyne | NE3 5BQ

Price £269,950

2 2 1

- Sought After Location
- Two Bedrooms
- Study
- Excellent Amenities Nearby
- Viewing A Must
- Beautifully Presented
- Conservatory
- Front and Rear Gardens
- Freehold
- Call For More Information

Positioned on the sought after Hollywood Avenue in Gosforth, this beautifully presented home offers an exceptional opportunity for a wide range of buyers, including first-time purchasers, downsizers, and growing families alike. Combining stylish interiors with practical living space, the property is ready to move into and enjoy, making it an especially appealing choice in today's market.

The ground floor accommodation briefly comprises an inviting entrance porch leading into a welcoming lobby, a comfortable and well-proportioned lounge, and a stylish fitted kitchen with access through to a bright and sunny conservatory. The conservatory provides an excellent additional living space, enjoying views over the garden and offering direct access to the rear - perfect for entertaining or relaxing.

To the first floor, the landing leads to two generously sized bedrooms, the main with built in storage, a well-appointed bathroom WC, and a separate study, ideal for home working or use as a nursery or dressing room.

Externally, the property benefits from a front garden, while to the rear there is a beautiful, mature garden featuring a well-maintained lawn and patio area—perfect for outdoor dining and enjoying warmer months.

The location is particularly attractive, with a variety of shops, supermarkets, and everyday amenities close by, including Asda and Marks & Spencer, as well as excellent transport links and access to well-regarded local schools. This convenient yet desirable setting further enhances the property's strong appeal.

Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle on offer.
To book a viewing, or for more information, please call our team on 0191 236 2070.

Tenure
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: B

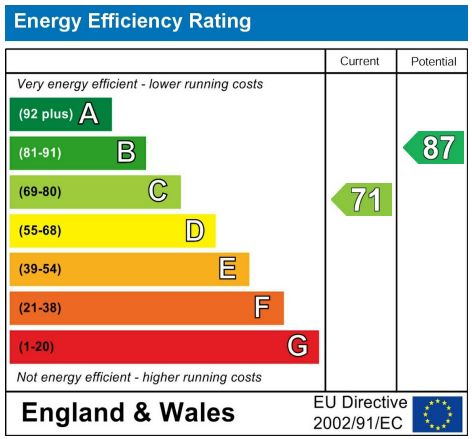
Lounge 13'3" x 13'11" (4.06 x 4.26)

Kitchen 17'4" x 8'5" (5.30 x 2.58)

Conservatory 11'6" x 12'9" (3.52 x 3.90)

Bedroom One 11'2" x 10'2" (3.42 x 3.11)

Bedroom Two 9'9" x 11'10" (2.98 x 3.61)



The difference between house and home

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