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BIRCHWOOD AVENUE, NORTH GOSFORTH, NE13

Offers Over £200,000

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Well-Presented Two Bedroom Semi-Detached Bungalow with Extended Sunroom, Spacious Bay-Fronted Lounge, Fitted Kitchen, Modern Shower Room, Generous Driveway, Attached Garage & Attractive Rear Garden, Situated in North Gosforth.

This appealing two-bedroom bungalow offers well-proportioned accommodation, complemented by a versatile extended sun room and a beautifully maintained garden. With a fitted kitchen, two double bedrooms, a spacious reception room, and generous off-street parking, the property presents an excellent opportunity for buyers seeking comfortable single-storey living.

Birchwood Avenue is situated within the popular Woodlands Park development in North Gosforth, conveniently placed for local amenities, shopping facilities and transport links. The wider Gosforth area offers a variety of shops, cafés and everyday services, while nearby road connections provide access to Newcastle city centre and surrounding areas. Combining practical accommodation, valuable additional living space and attractive outdoor areas, this property is an appealing choice for those looking to enjoy bungalow living in a well-established residential location.

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Upon entering through the front door, you are welcomed into a good-sized entrance porch, which provides useful additional space for coats, boots and outdoor clothing, with room for a small seating area. The porch was added after the original construction and benefits from internal glazing, allowing natural light to pass through towards the kitchen.

The kitchen is a good-sized room fitted with an attractive range of wall and base units, providing useful storage and worktop space. There are integrated appliances alongside space for a freestanding cooker. A large picture window overlooks the side of the property, while the additional glazing towards the porch helps bring further natural light into the room.

A door from the kitchen leads into the central hallway, where the wood-effect flooring continues. The hallway provides access to the main living accommodation, shower room and both bedrooms. The living room is positioned towards the front of the property and benefits from a large picture bay window, allowing plenty of natural light into the space. A feature fireplace provides an attractive focal point, while the room offers sufficient space for a good-sized sofa, armchair and additional living room furniture.

The shower room is fitted with a walk-in shower, WC and wash hand basin with a vanity unit, providing useful storage. The concealed cistern is located within the garage, helping to create a neat and streamlined finish to the room.

Both bedrooms are good-sized doubles. The principal bedroom benefits from fitted wardrobes positioned either side of the bed, together with additional fitted storage above, making effective use of the available space. A door provides direct access into the rear sun room. The second bedroom also offers good storage through fitted sliding-door wardrobes and benefits from sliding patio doors leading into the same sun room.

The sun room is a particularly valuable addition to the property, extending across the full width of the rear elevation and having been recently updated from UPVC to a solid roof, making the room more versatile throughout the year and creating an excellent additional area for relaxing or entertaining. Large picture windows overlook the rear garden, while French doors open directly onto the outdoor space.

Externally, the property benefits from a generous front driveway providing parking for approximately two to three vehicles, alongside an attached garage accessed via an up-and-over door. The garage offers additional storage and has a separate rear door, allowing convenient access between the front and rear of the property without having to pass through the bungalow.

The rear garden is beautifully presented and offers a good amount of usable outdoor space. Immediately outside the sun room is a paved patio, leading onto a lawn with established borders and planting areas. A pathway continues towards the rear of the garden, where a seating area has been positioned to make the most of the available evening sunshine. There is also a good-sized shed, with a solid base already in place, and scope to introduce further shrubs and flowers to the garden borders.

Despite being a north-facing garden, the property's bungalow layout allows a good amount of sunlight to reach the rear outdoor space. The front garden also provides attractive kerb appeal, with a cottage-style layout complementing the property.





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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : B

EPC RATING : D







