10 Church Avenue

Gosforth

10 Church Avenue, Gosforth, NE3 1AN

10 Church Avenue is an attractive and well appointed three bedroom semi-detached family home, superbly positioned within the highly desirable residential area of South Gosforth.

Church Avenue is exceptionally well located, offering convenient access to the vibrant Gosforth High Street with its excellent range of boutique shops, cafés, restaurants, and transport connections. The property also benefits from being within easy walking distance of outstanding local schooling, the beautiful green open spaces of Gosforth Central Park, and only a stone's throw from South Gosforth Metro Station, providing swift and convenient links throughout the region.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway which provides access to the elegant front reception room. This inviting living space is enhanced by a stunning bay window, allowing for an abundance of natural light, together with a charming central gas fireplace creating a warm and homely atmosphere. The hallway continues through to the impressive kitchen/dining area, thoughtfully designed with an extensive range of fitted wall and base units alongside integrated appliances including a fridge freezer, gas hob, oven, and dishwasher. The dining area flows seamlessly into the delightful sunroom via glazed doors, creating a wonderful additional reception space. The sunroom enjoys a highly desirable south-facing aspect with attractive views across the rear garden, making it an ideal space for both relaxing and entertaining.

To the first floor, the property offers three generously proportioned bedrooms together with a well-presented family bathroom featuring a four-piece suite

Externally, the property boasts a substantial driveway providing off street parking for multiple vehicles. To the rear is a beautifully maintained south-facing garden, predominantly laid to lawn with mature shrubs and established planting, in addition to a pleasant patio seating area accessed directly from the sunroom.

Services | Mains: Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating TBC

Price Guide: Guide Price £420,000

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