



## Hollywood Avenue Gosforth

An opportunity to purchase this traditional three bedroom end link house located in Garden Village Gosforth. The property will appeal to a variety of potential purchasers and benefits from a lovely southerly facing garden to the rear. It is well positioned within easy walking distance to the Regent Centre Interchange as well as local shops, amenities and excellent schools. There is a local community centre, tennis courts and bowling green close by. Gosforth High Street is a short distance away.

The property comprises entrance porch leading the reception hallway with staircase leading to the first floor. There is an open plan lounge dining room which provides access to the conservatory to the rear. There is a fully fitted kitchen which leads to the garage. To the first floor are three bedrooms together with a shower room and separate WC. Externally to the rear is a lovely mature southerly facing garden with driveway to the front leading to an attached garage. The property benefits from gas fired central heating and partial double glazing.

Offers Over **£275,000**

0191 284 7999

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE PORCH

Part glazed entrance door, windows to front and sides, courtesy light.

### ENTRANCE HALL

Staircase to first floor with spindle banister, double radiator.



### THROUGH LOUNGE/DINER 24'0 (into bay) x 14'0 into 10'6 (7.32 x 4.27-3.20m)

Double glazed bay window to front, feature fireplace, living flame effect gas fire, coving to ceiling, two radiators.

### CONSERVATORY 11'4 x 9'0 (3.45 x 2.74m)

Double glazed windows to rear and side.

### BREAKFAST KITCHEN 11'2 x 9'2 (3.40 x 2.79m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, tiled splash back, built in cupboard, wall mounted combination boiler, double glazed window to rear.



### HALF LANDING

Double glazed window to side.

### FIRST FLOOR LANDING

Access to roof space.

### BEDROOM ONE 10'5 x 10'4 (into recess) (3.18 x 3.15m)

Double glazed window to front, radiator.

### BEDROOM TWO 11'5 x 9'0 (to wardrobes) (3.48 x 2.74m)

Double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM THREE 11'3 x 7'8 (3.43 x 2.34m)

Double glazed window to side, radiator.

### SHOWER ROOM

Step in shower cubicle with electric shower, pedestal wash hand basin, part tiled walls, heated towel rail, double glazed frosted windows to rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**SEPARATE W.C.**

Low level WC, frosted window.

**FRONT GARDEN**

Laid mainly to lawn, hedged boundaries, driveway.

**REAR GARDEN**

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries.

**GARAGE**

Attached, roller door, light and power points, space for automatic washer.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

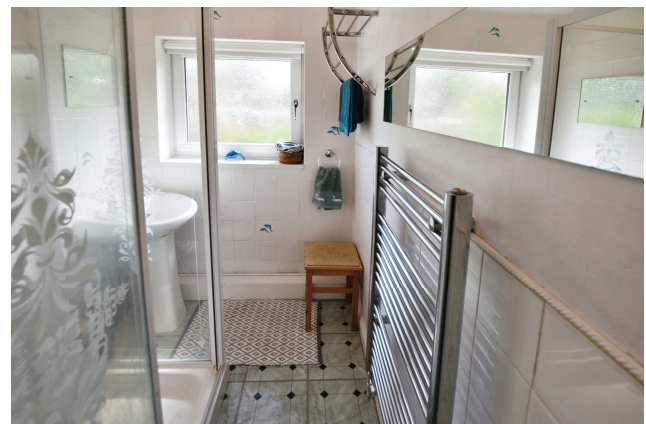
**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: D**

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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