

Hollywood Avenue Gosforth

Offered with no onward chain. A traditional 3 bedroom semi detached house located on Hollywood Avenue in Gosforth. The property is conveniently located within easy walking distance to the Regent Centre Interchange, excellent schools and Gosforth High Street with its range of shops and amenities. The property benefits from a good size southerly facing garden to the rear, large conservatory and driveway together with double glazing and gas fired central heating.

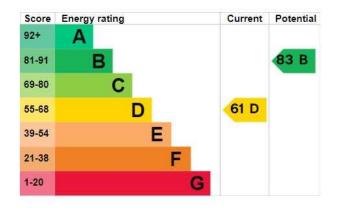
Briefly comprising entrance hallway with staircase leading to the first floor. There are 2 reception rooms together with a fully fitted kitchen which leads to a full width conservatory to the rear. To the first floor are 3 bedrooms with the main bedroom having fitted wardrobes. There is a family bathroom and a separate WC. To the rear is good size southerly facing garden with driveway to the front providing off street parking.

Offers Over **£235,000**









Hollywood Avenue Gosforth

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, double glazed window, understairs cupboard, radiator.

SITTING ROOM 15'10 x 9'11 (plus alcove) (4.83 x 3.02m)

Double glazed window, dado rail, coving to ceiling, radiator, built in cupboard.

DINING ROOM 14'4 (into bay) x 9'1 (4.37 x 2.77m)

Double glazed bay window to front, radiator.

CONSERVATORY 20'9 (wide) (6.32m)

Double glazed window to rear and side, double glazed French door, tiled floor, five radiators.

KITCHEN 12'5 x 8'5 (3.78 x 2.57m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, space for automatic washer, tiled floor, tiled splash back, radiator.

FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM ONE 12'0 x 10'4 (3.66 x 3.15m)

Double glazed windows, fitted wardrobes, built in cupboard, radiator.

BEDROOM TWO 10'3 x 8'8 (3.12 x 2.64m)

Double glazed window, radiator.

BEDROOM THREE 10'2 x 9'10 (into alcove) (3.10 x 3.00m)

Double glazed window to front, radiator.

BATHROOM

Panelled bathroom with shower over, pedestal wash hand basin, tiled walls, airing cupboard housing combination boiler, radiator, double glazed frosted window.

SEPARATE W.C.

Low level WC, tiled walls, tiled floor, double glazed frosted window.

FRONT GARDEN

Mainly paved, driveway.

REAR GARDEN

Southerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre (Ultra-fast & Standard available)

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: B EPC RATING: D

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