



Hollywood Avenue Gosforth

A very well appointed traditional 3 bedroom semi detached house located in Garden Village Gosforth. The property has been much improved to include modern fully fitted kitchen, replacement bathroom, UPVC double glazing and gas fired central heating via combination boiler. It also benefits from gardens to front and rear together with driveway and detached garage. It is well positioned within easy walking distance to the Regent Centre Interchange, Gosforth High Street, local shops and excellent schools.

Offers Over **£275,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to the first floor and a radiator.

LOUNGE 14'7 (into bay) x 13'7 (into alcove) (4.45 x 4.15m)

Double glazed bay window to the rear, feature, picture rail, coving to ceiling and a double glazed door to the rear garden.



DINING ROOM 11'7 into bay x 12'0 (into alcove) (3.53 x 3.66m)

Double glazed bay window to the front, coving to ceiling and a radiator.

KITCHEN 13'8 x 8'11 (4.17 x 2.72m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, built in electric oven, built in electric hob, space for automatic washing machine, built in cupboard housing combination boiler, radiator, double glazed window to the rear and UPVC door to the rear.



HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to the roof space.

BEDROOM ONE 12'5 x 11'0 (3.78 x 3.35m)

Double glazed window to the rear, built in cupboard, picture rail and a radiator.

BEDROOM TWO 11'2 x 12'0 (3.40 x 3.66m)

Double glazed window to the front, picture rail and a radiator.

BEDROOM THREE 8'11 x 8'6 (2.72 x 2.59m)

Double glazed window to the rear and a radiator.

SHOWER ROOM

Three piece suite comprising; step in shower cubicle, pedestal wash hand basin, low level WC, radiator and double glazed frosted window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FRONT GARDEN

Laid mainly to lawn, flower, tree and shrub borders and a driveway.

REAR GARDEN

Laid mainly to lawn with decked patio area, flower, tree and shrub borders and hedged boundaries.

GARAGE

Detached with up and over door.

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

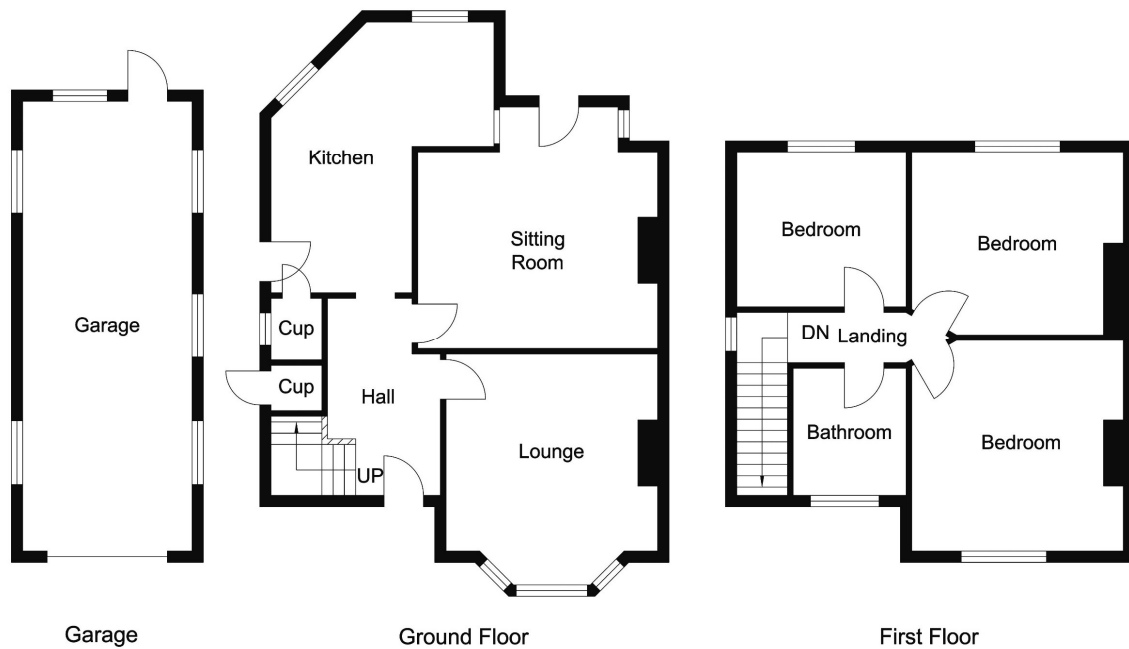
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

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Hollywood Avenue

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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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.

16 Branches across the North-East

