



Kensington Avenue Gosforth

A superb three bedroom semi-detached house located within this popular residential street in Gosforth, conveniently located for access to a range of excellent schools, shops, amenities, bus and metro links to the city centre.

This lovely property has been refurbished, remodelled and extended to create a fabulous family home and benefits from an impressive kitchen extension to the rear with oak flooring and bi folding doors leading to the rear garden.

Additional features include ground floor WC, utility, modern UPVC double glazing and gas fired central heating via combination boiler. There is a lovely private garden to the rear with block paved driveway at the front providing off street parking together with storage facility to the side of the property.

Briefly comprising entrance hallway, lounge, ground floor WC, utility, fabulous extended open plan dining kitchen, three first floor bedrooms, family bathroom, gas fired central heating via combination boiler, UPVC double glazing, rear garden and a driveway.

Offers Over **£325,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, understairs cupboard, radiator, hardwood flooring.

W.C.

Low level WC, wash hand basin, radiator.



SITTING ROOM 15'9 (into bay) x 12'4 (4.80 x 3.76m)

Double glazed bay window with leaded top lights, wood burner, radiator.

DINING ROOM/FAMILY ROOM 17'10 x 8'5 (5.44 x 2.57m)

Velux window, hardwood flooring, two radiators, bi-folding doors.

KITCHEN 13'0 x 11'9 (3.96 x 3.58m)

Fitted with a range of wall and base units with granite worksurfaces, single drainer sink unit, extractor hood, gas cooker point, space for automatic dishwasher, hardwood flooring, radiator.



UTILITY 6'11 x 6'4 (2.11 x 1.93m)

Wall and base units, sink unit, space for automatic washer, tiled splash back, radiator.

HALF LANDING

Double glazed window, access to roof space via loft ladder.

BEDROOM ONE 17'1 x 11'8 (into alcove) (5.21 x 3.56m)

Double glazed window to front with leaded top lights, cast iron fire place, radiator.

BEDROOM TWO 12'1 x 11'5 (into alcove) (3.68 x 3.48m)

Double glazed window to rear, picture rail ceiling rose, radiator.

BEDROOM THREE 8'2 x 7'3 (2.49 x 2.21m)

Double glazed window to front with leaded top lights, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FAMILY BATHROOM

Panelled bath shower over, pedestal wash hand basin, low level WC, part tiled walls, airing cupboard housing combination boiler, radiator, double glazed frosted window to side and rear.

FRONT GARDEN

Paved driveway.

REAR GARDEN

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

STORE TO SIDE OF PROPERTY PROVIDING ACCESS TO REAR GARDEN

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

GS00015151.DJ.PC.14.08.24.V.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.

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