



Guyzance Avenue Gosforth

A well appointed and extended 4 bedroom semi detached house located within the popular Regent Farm estate in Gosforth. The property offers generous accommodation together with a southerly facing garden to the rear and ample of street parking. Additional key features include a quality fitted kitchen with granite work surfaces, sun room, en suite shower room and boarded loft space with Velux window which is ideal for those who work from home. It also includes and upgraded central heating boiler and UPVC double glazing. There are excellent schools within the area as well as local shops, bus and metro links. Gosforth High Street is a short distance away.

Briefly comprising entrance porch leading to the reception hallway with staircase leading to the first floor. There is a good size sitting room with archway leading to the dining room, both receptions benefiting from Amtico flooring. There is also a sun room overlooking the rear garden. There is a quality fitted kitchen with integrated appliance and granite work surfaces. Ther is also a utility. To the first floor are 4 bedrooms one of which features an en suite shower. There is also a family bathroom. An additional feature is a boarded loft space with Velux window which is ideal for an office space.

Guide Price **£345,000**

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ENTRANCE PORCH

Double glazed entrance door, double glazed windows, courtesy light.

RECEPTION HALL

Hardwood floor, staircase to first floor with spindle banister, double radiator.



SITTING ROOM 13'1 (plus bay) x 13'7 (into alcove) (3.99 x 4.14m)

Double glazed bay window to front, coving to ceiling, Amtico flooring, double radiator, archway to dining room.

DINING ROOM 9'11 x 9'11 (3.02 x 3.02m)

Amtico flooring, folding doors to sun room, double radiator.

SUN ROOM 11'5 x 9'3 (3.48 x 2.82m)

Double glazed windows, double glazed door, laminate flooring.



KITCHEN 10'0 x 9'10 (3.05 x 3.00m)

Fitted with a range of wall and base units with granite work surfaces, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge, freezer and dishwasher, built in cupboard, wall mounted combination boiler, radiator, double glazed window to rear.

UTILITY 7'7 x 7'0 (2.31 x 2.13m)

Wall and base cupboard, space for automatic washer, double glazed window to rear, door to garage, double glazed door to rear.



FIRST FLOOR LANDING

Access to roof space via loft ladder, built in cupboard, staircase to 2nd floor.

SECOND FLOOR

Boarded loft space with Velux window, light and power points.

FAMILY BATHROOM

Four piece suite comprising: panelled bath, pedestal wash hand basin, step in shower cubicle, and low level WC, tiled walls, heated towel rail, tiled floor, extractor fan, double glazed frosted window to rear.

FRONT GARDEN

Mainly paved, driveway.

REAR GARDEN

Decked patio, paved area, southerly facing, fenced boundaries, garden shed.

GARAGE

Electric roller door, light and power points.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

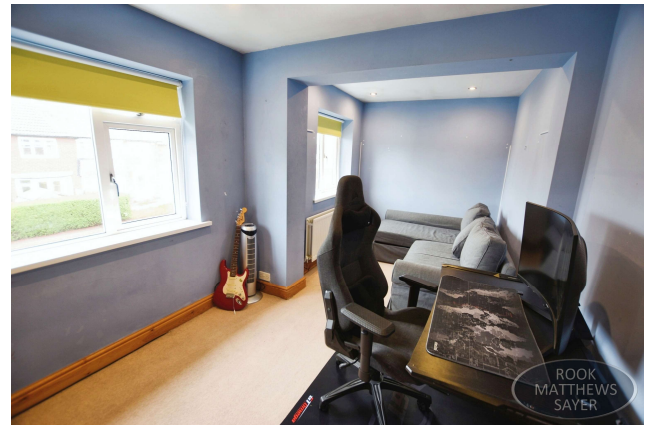
TENURE

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: C

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



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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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