



Beechcroft Avenue Gosforth

A very well appointed traditional semi detached house located within this popular residential development on the fringe of central Gosforth. The property is ideally suited for a growing family and occupies a generous plot with large garden to the rear. It also benefits from a ground floor WC together with a sun room extension to the rear, UPVC double glazing and gas fired central heating. It is well positioned for access to Gosforth high street with its range of shops and amenities. There are also excellent schools within the area.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front with bay window which leads to the dining room and sun room overlooking the rear garden. To the first floor are 3 good size bedrooms and a family bathroom with separate shower. Externally to the rear is a generous low maintenance garden with driveway to the front leading to an attached garage.

Offers Over **£320,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, cloaks cupboard, double radiator.

W.C.

Double glazed window, low level WC, wash hand basin.



SITTING ROOM 15'2 (into bay) x 14'3 (into alcove) (4.62 x 4.34m)

Feature fireplace, marble inset and hearth, coving to ceiling, double radiator.

DINING ROOM 11'2 x 9'8 (3.40 x 2.95m)

Double glazed patio door to sun room.

SUN ROOM 10'3 x 6'5 (3.12 x 1.96m)

Double glazed window, double glazed door to rear garden.



KITCHEN 12'8 x 10'10 (3.89 x 3.30m)

Fitted with a range of wall and base units, 1 1/2 bowl sink unit, electric cooker point, space for automatic washer, tiled splash back, radiator, double glazed window to rear.

REAR PORCH

W.C., tiled floor, radiator.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space.

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

BEDROOM ONE 16'1 x 11'1 (to wardrobes) (4.90 x 3.38m)

Double glazed bay window to front, fitted Cavendish wardrobes, mirror fronted sliding doors, double radiator.

BEDROOM TWO 11'1 (to wardrobe) x 10'1 (3.38m x 3.07m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'6 x 6'6 (plus doorway) (2.90 x 1.98m)

Double glazed window to front, built in cupboards, radiator.

FAMILY BATHROOM

Four piece suite comprising: panelled bath, wash hand basin with set in vanity unit, step in shower cubicle, low level WC; tiled walls tiled floor, double glazed frosted window to rear.

REAR GARDEN

Lawned area, paved area, fenced boundaries.

GARAGE

Up and over door, combination boiler, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: D

EPC RATING: B

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