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## Princes Avenue

### Grange Estate, NE3 2HR

SEMI DETACHED HOME - CUL DE SAC LOCATION - FANTASTIC FAMILY HOME

Brunton Residential are delighted to offer this excellent semi detached home located on Princes Avenue, a quiet cul-de-sac in the ever popular Grange estate within Gosforth. The property is in an excellent condition throughout, both the kitchen and bathroom have been recently replaced while the South facing gardens offer some great spaces to relax on warmer days.

**Offers Over £310,000**

# 7 Princes Avenue

## Grange Estate, NE3 2HR



The Grange estate is within a close proximity to range of shops, bars and restaurants located on Gosforth High Street while Asda, Regent Centre Metro Station and Gosforth Academy are all within walking distance. The property itself comprises of accommodation including; entrance hallway accessed via a newly installed composite front door, there is also a staircase to the first floor. There is a lounge with walk in bay window over looking the front gardens the lounge is open plan to a family room which could be used as an extra relaxation space or for formal dining, it has doors and windows over looking the rear gardens. The kitchen has been recently replaced, it has a classic style made with hard wood, innkeeping with the properties age and offers a range of wall and floor units with coordinated work surfaces and some fitted appliances, a pantry is situated under the stairs offering extra storage. A door to the side offers access to a fitted utility room which in turn leads to the garage while also have a door to the rear gardens. The first floor provides a landing area with doors to; a master bedroom with bay window and space for wardrobes, a second bedroom of similar size and a smaller box room which would make for a great home office or nursery. The bathroom has been fully modernised, it offers a stylish four piece suite including walk in shower, grey tiled walls and a sink vanity unit. Externally, to the front is a lawned garden with low level walled boundary and planted boarder, a driveway provides off street parking and garage access. To the rear is a redesigned space which is orientated to the South, it includes areas laid to lawn with Italian porcelain paving, fenced boundaries and planted boarders.

### ON THE FIRST FLOOR

#### Hallway

#### Family Room

9'10" x 12'6" (3.00m x 3.80m)

#### Lounge

14'1" x 12'6" (4.30m x 3.80m)

#### Kitchen

12'6" x 8'10" (3.80m x 2.69m)

#### Utility

6'7" x 8'8" (2.00m x 2.63m)

#### Garage

### ON THE FIRST FLOOR

#### Landing

#### Bedroom

13'10" x 12'2" (4.21m x 3.70m)

#### Bedroom

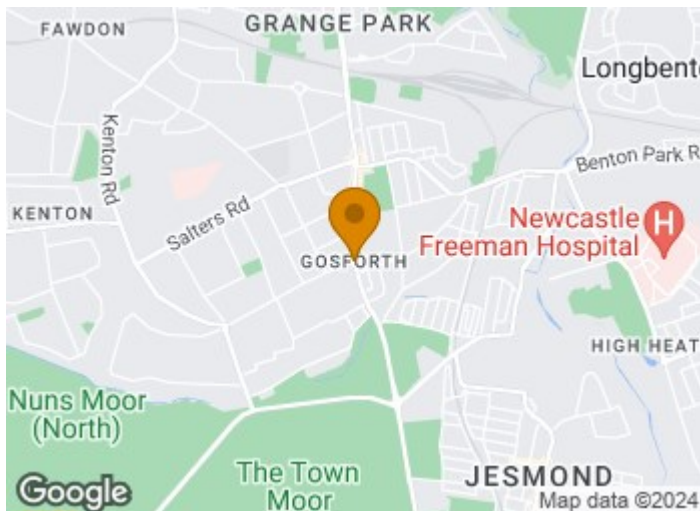
10'2" x 13'8" (3.09m x 4.16m)

#### Bedroom

6'7" x 8'9" (2.00m x 2.67m)

#### Bathroom

#### Disclaimer

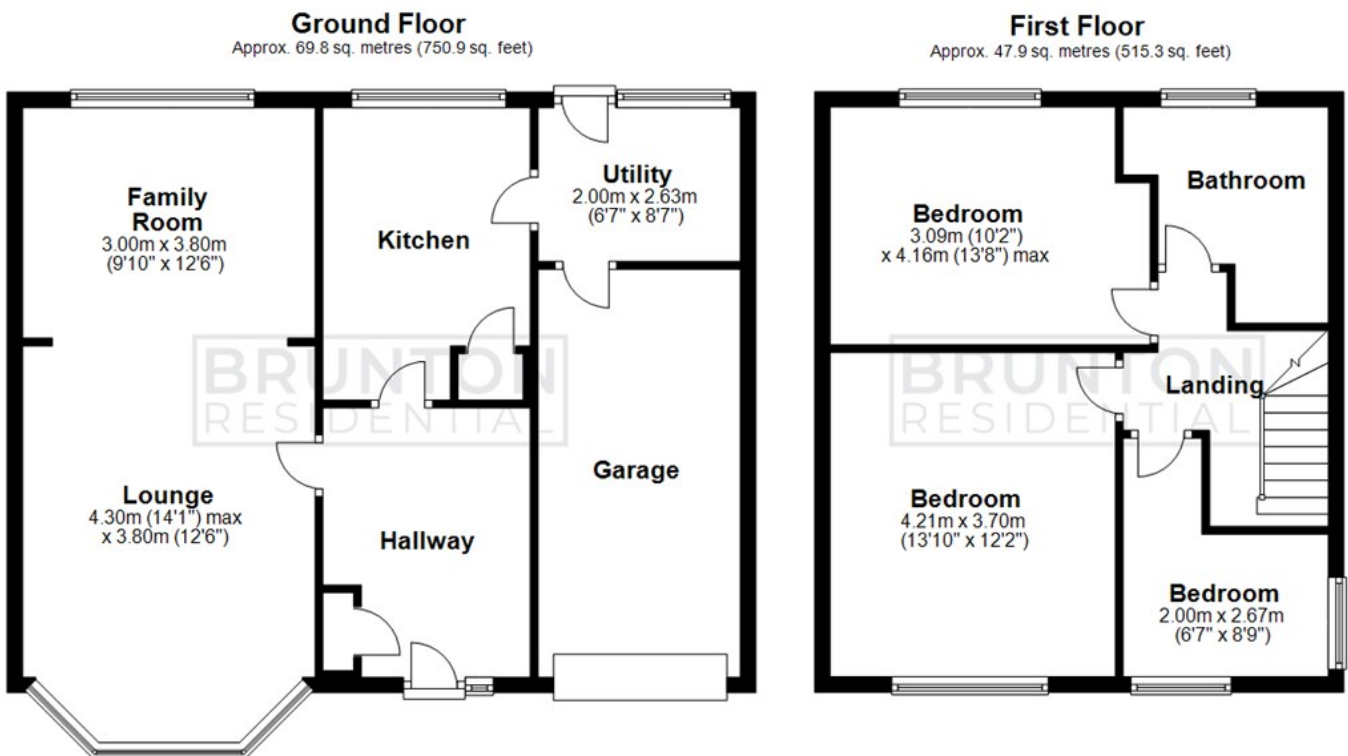


- SEMI DETACHED
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- SOUTH FACING REAR GARDENS
- GARAGE & DRIVEWAY
- EXCELLENT CONDITION





## Floor Plan



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

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