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EMBLETON AVENUE, GOSFORTH, NE3

£295,000

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Stylish & Well Presented Semi-Detached Family Home featuring an extended Kitchen/Dining Space with Two Reception Rooms, Three Bedrooms, Contemporary Re-Fitted Family Bathroom plus Ground Floor Shower Room, Front & Rear Lawned Gardens, Off Street Parking & Garage!

This family home is ideally located on the desirable Embleton Avenue, Gosforth within the Regent Farm estate, it is perfectly placed to provide direct access to everything central Gosforth has to offer including its countless shops and cafes as well as outstanding local schooling.

The property is also situated just a short walk from both Regent Centre and Wansbeck Road Metro Stations offering excellent transport links into Newcastle City Centre and throughout the region as well as Gosforth Leisure Centre.

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The internal accommodation comprises: Entrance hall with access to a well presented ground floor shower room and WC and stairs leading to the first floor. To the right hand side of the hallway is a superb living room with feature fireplace and large walk-in bay window. To the rear of the lounge a door leads into the second reception room which is currently laid out as a children's playroom with a door leading to the rear gardens.

To the very rear of the ground floor is an excellent, open plan kitchen/dining and family space, which was extended by the previous owners, and offers a range of integrated appliances with French doors leading out onto the rear gardens and a further door giving access into the integral garage.

The stairs then lead up to the first floor landing which then gives access to three bedrooms, of which two are comfortable doubles. Bedroom three is a smaller room which is ideal as a children's bedroom/nursery or home office. The family bathroom has been re-fitted and is well presented with a three piece suite and metro tiling.

Externally, the property offers a block paved driveway, providing off street parking for two vehicles which in turn leads to the garage with up and over door, light and power. The property also enjoys a larger plot with gardens to the front, side and rear, which provides further potential to extend (subject to the correct planning consents). The rear gardens are laid partly to lawn with fenced boundaries and decked seating areas.

Well presented throughout, this excellent semi-detached family home simply demands an early inspection and viewings are deemed essential!



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D

