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WESTBOURNE AVENUE, GOSFORTH, NE3

Offers Over £275,000

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The property offers three well-proportioned bedrooms, one featuring fitted wardrobes and another offering a built-in storage unit, and a recently re-fitted family bathroom. Further highlights include a generous open-plan lounge diner, a ground floor WC, a small front garden and a delightful, extensive lawned garden to the rear.

Located in a sought-after area of Gosforth, the home is within easy reach of local amenities, highly regarded schools, and excellent transport links.

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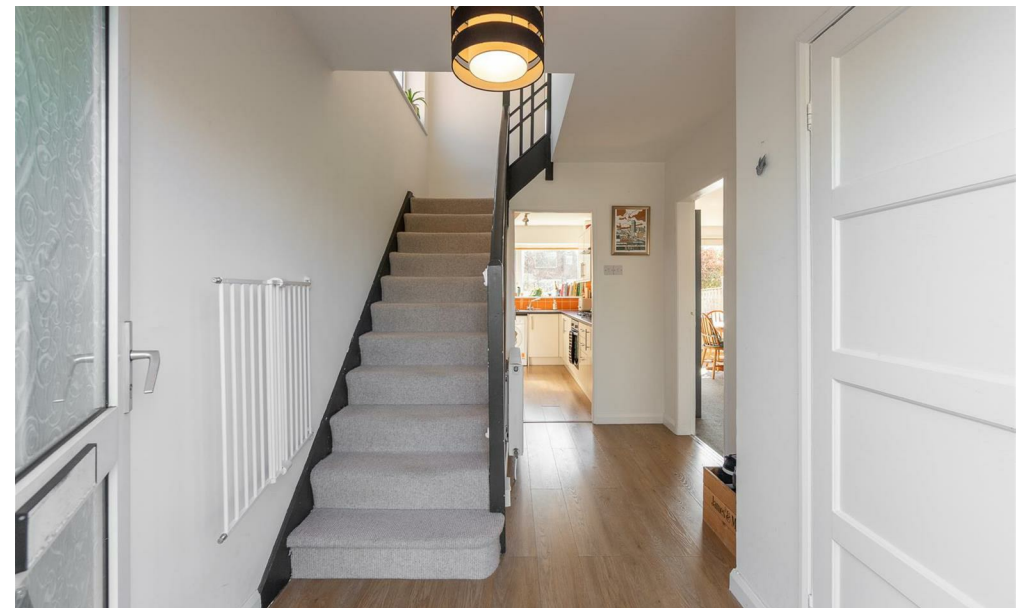
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Upon entering, you are welcomed into an entrance hallway with stairs leading to the first floor. Off to the right-hand side, there is a really lovely open-plan lounge diner — it's a great size, open to one another, and there's a door leading out to the rear garden. Then to the rear of the ground floor is the kitchen, and there's also a door leading through to a store area. Off that, there's a ground floor WC, and then another door out onto the rear terrace and garden.

Upstairs, the stairs lead to a first-floor landing which gives access to three bedrooms, along with a re-fitted family bathroom and a separate WC.

Externally, there's a small garden at the front, and to the rear is a delightful and extensive lawned garden, featuring new fencing, well-stocked borders, a paved patio seating area, and also a new, raised decked seating space.



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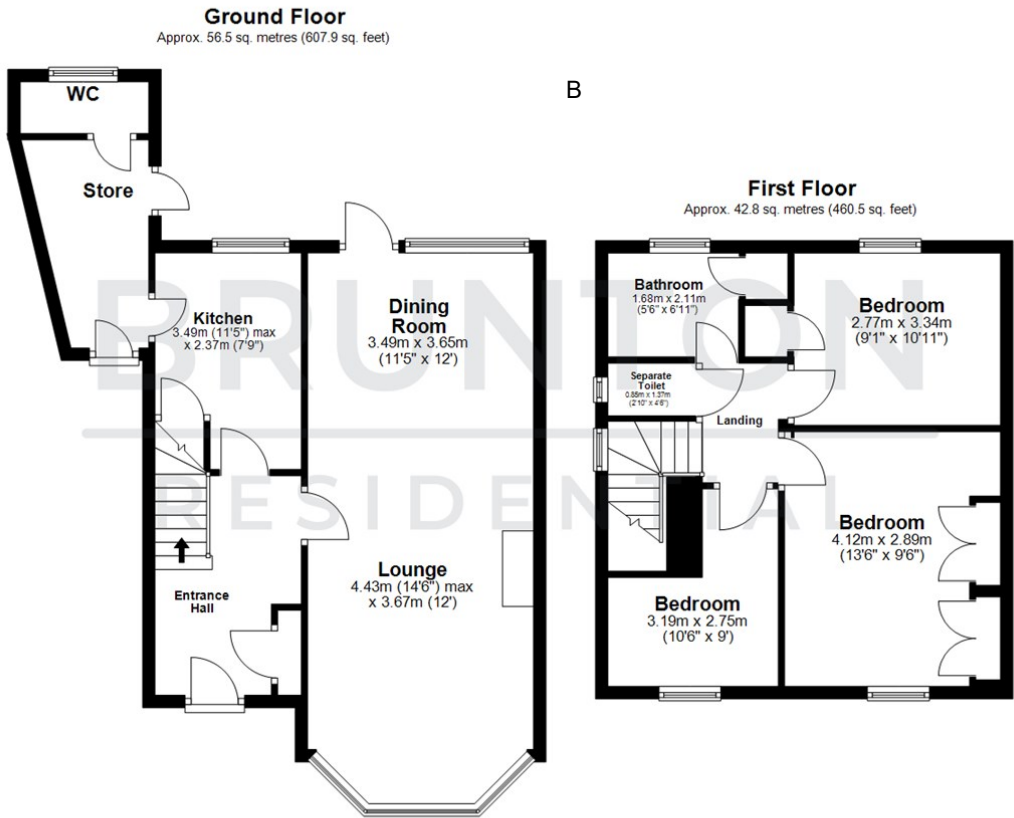
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : C



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	