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REGENT AVENUE, GOSFORTH, NE3

Offers Over £295,000

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Delightful Three Bedroom Semi-Detached Home with a 17ft Open Plan Kitchen, Dining and Family Space, Lovely Lounge, Contemporary Re-Fitted Family Bathroom and a South Facing Courtyard Garden.

This excellent, semi-detached home is perfectly situated just a stone's throw from outstanding local schooling and is ideally located on Regent Avenue, Gosforth. Regent Avenue, which is positioned in the heart of Central Gosforth and sits at the top of Archibald Street and Regent Road, is ideally situated within walking distance to the shops, cafés and restaurants of Gosforth High Street, as well as Gosforth's Central Park and Regent Centre Metro Station.

The property is also placed just a stones throw from Archibald First School, providing direct access to one of the city's highly regarded state primary schools.

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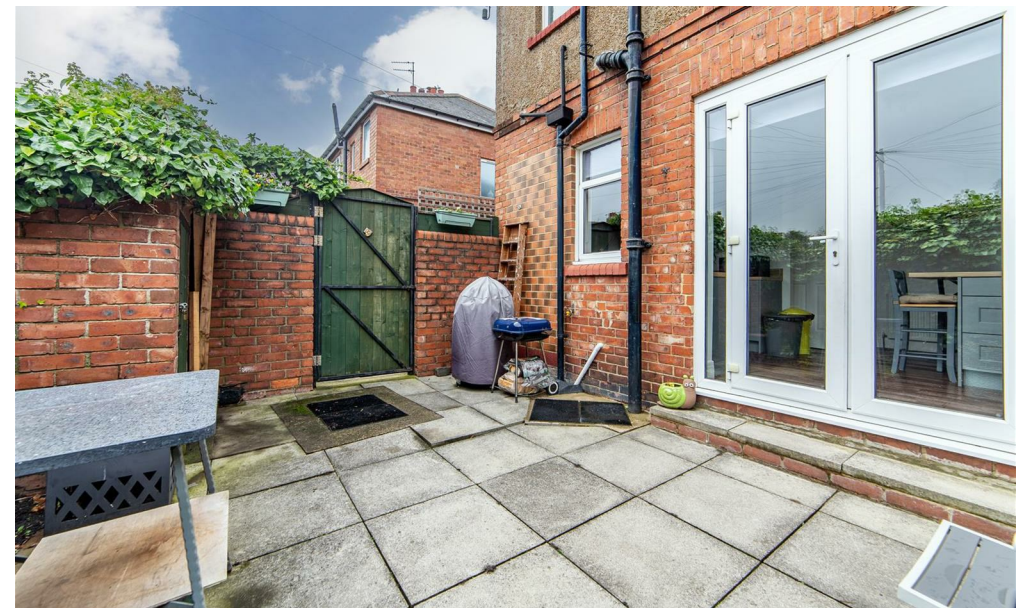
The internal accommodation comprises: hallway with stairs leading to the first floor. To the left of the hallway and overlooking the front aspect, there is a spacious lounge featuring a walk-in bay window and charming feature fireplace.

To the very rear of the property lies an open-plan kitchen-diner, with a well-presented, re-fitted kitchen with a range of wall and base units and French doors opening onto the south-facing garden - a perfect space for both everyday living and entertaining.

The first-floor landing gives access to three bedrooms, two of which are comfortable doubles and a family bathroom. The main bedroom benefits from a walk-in front-aspect bay window, with the second double positioned to the rear and enjoying open southerly aspects. Bedroom three is positioned to the front aspect and could also serve as a study/office or indeed a nursery. The stylish, re-fitted family bathroom, fitted with a modern three-piece suite completes the accommodation on this level.

Externally, the property enjoys a neatly presented front garden and a lovely, enclosed south-facing rear courtyard garden with a useful garden store and gated access to the side lane.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this charming semi-detached family home, with its prime central location simply demands an early inspection and early viewings are deemed essential.



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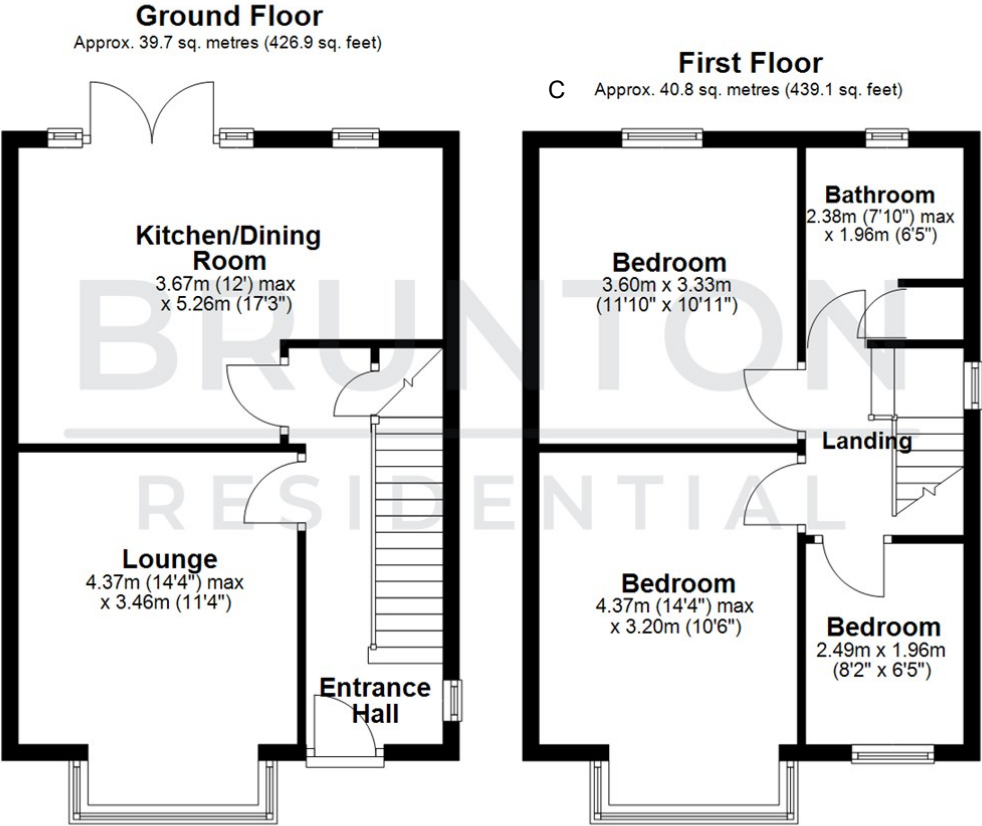
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



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

