

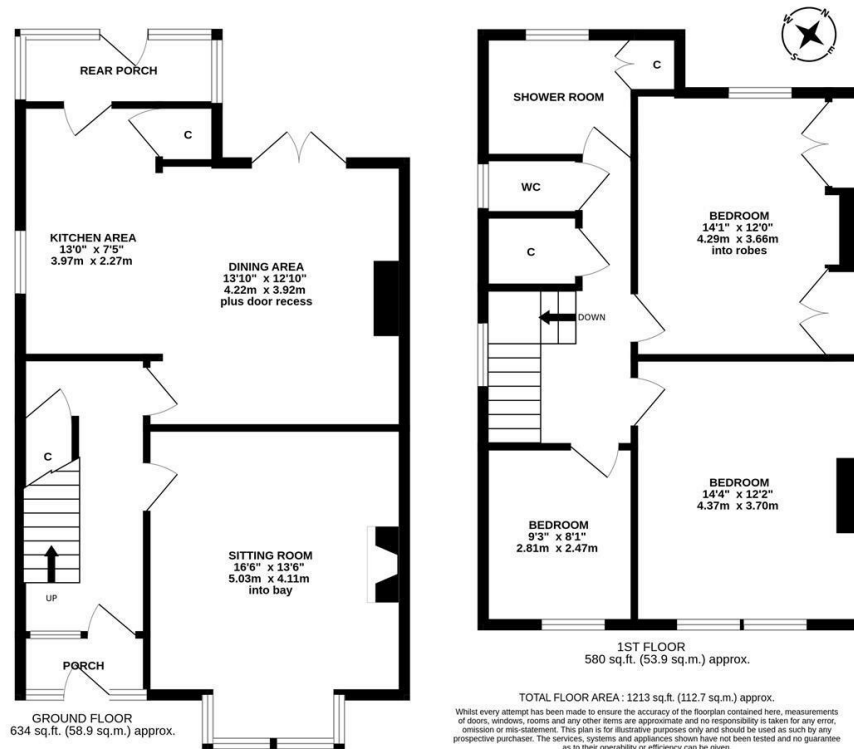
With delightful front and rear gardens! This charming, semi-detached family home is ideally located on Douglas Avenue, Gosforth. Douglas Avenue, a pedestrianised street tucked just off Ashburton Road, with its local shops and amenities, is ideally located close to outstanding local schooling, transport links via Salters Road and is situated within walking distance to the shops, cafés and restaurants of Gosforth High Street itself.

With stripped wood flooring throughout the ground floor, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay and feature fireplace; dining area with French doors leading out to the rear garden, open to kitchen with a range of fitted units, work surfaces, pantry/storage cupboard and access to the rear porch providing further access to the rear garden. The first floor landing with storage cupboard gives access to; three bedrooms, bedrooms one and two both comfortable doubles, bedroom one with dual windows and bedroom two with fitted alcove storage; shower room with storage cupboard and separate WC.

Externally, gardens to both front and rear, to the front laid mainly to lawn with mature planting and a paved pathway and to the rear, a enclosed garden with an array of planting including flowers and shrubs together with a brick built bike store and detached garage with an electric door providing off-street parking and storage.

Semi-Detached Family Home | 1,213 Sq ft (112.7m<sup>2</sup>) | Three Bedrooms | Sitting Room | Dining Area to Kitchen | Rear Porch | Shower Room with Separate WC | Front & Rear Gardens | Detached Garage | Brick Built Bike Store | Pedestrianised Street | Excellent Location | Freehold | Council Tax Band | EPC: D

EPC - D



**Offers Over £395,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

