



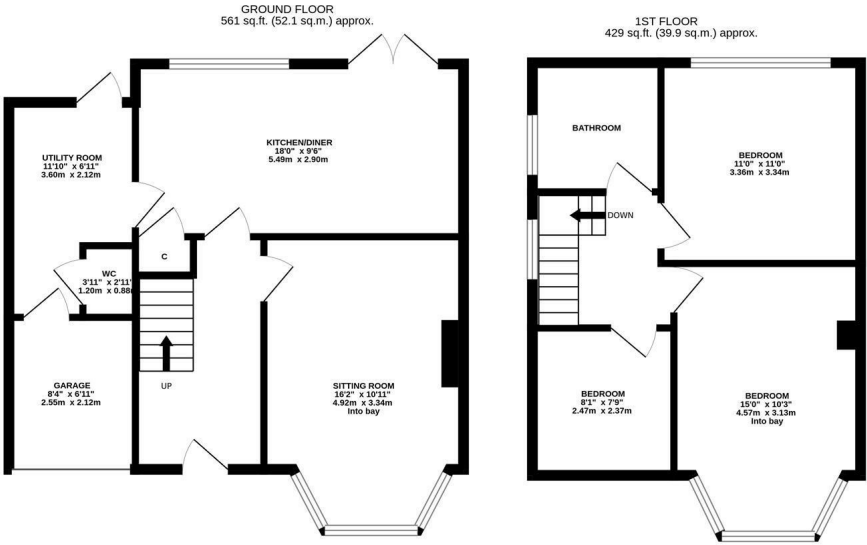
This well presented 1930's semi-detached family home is ideally located on Craghall Dene Avenue, South Gosforth. Craghall Dene Avenue, situated just off Matthew Bank and Haddricks Mill Road is located close to excellent local schooling and is perfectly placed to give access to the shops and amenities of South Gosforth, South Gosforth Metro Station and also Jesmond Dene.

The accommodation briefly comprises: entrance hall with stairs to first floor; sitting room with walk in bay; 18ft kitchen with fitted units, work surfaces, storage cupboard and French doors leading out to the rear garden; utility room with rear door access; downstairs WC; integral garage providing storage. The first floor landing gives access to; three bedrooms, bedrooms one and two both comfortable doubles and bedroom one with walk in bay; family bathroom complete with three piece suite.

Externally, a front garden and a driveway with wall boundaries and to the rear, a delightful tiered garden laid mainly to gravel with a mixture of mature planting including flowers, trees and shrubs, a patio seating area pathways leading up to the rear of the garden and enclosed with hedge boundaries.

Well Presented 1930's Semi-Detached | 990 Sq ft (92.0m²) | Three Bedrooms | Sitting Room | 18ft Kitchen Diner | Utility Room | Separate WC | Family Bathroom | Integral Garage | Front Driveway & Garden | Tiered Rear Garden | Freehold | Council Tax Band | EPC: E

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TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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