

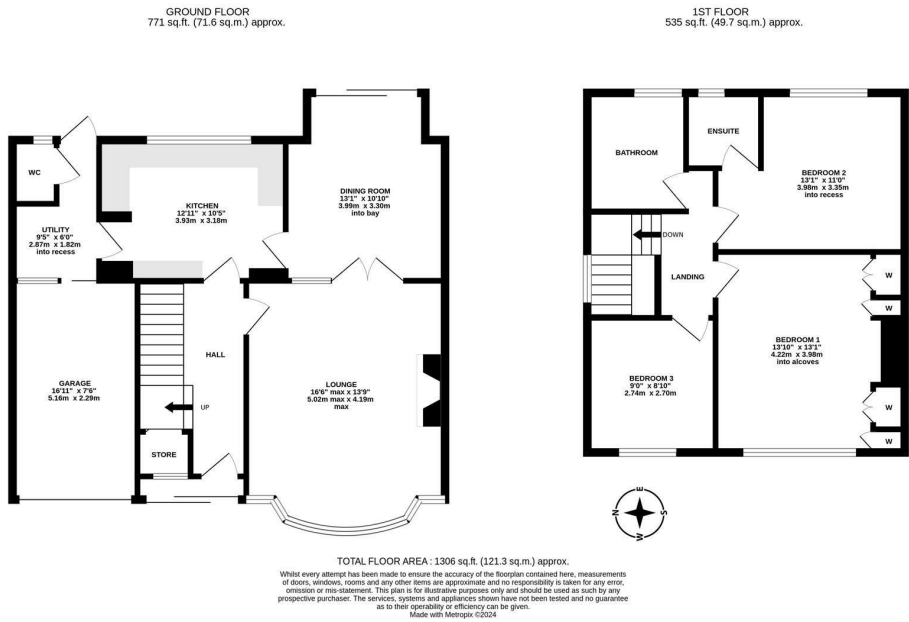




**\*\*AVAILABLE AUGUST 2025\*\***  
**\*\*UNFURNISHED\*\* \*\*SEMI DETACHED**  
**FAMILY HOME\*\*** Stylishly presented and well positioned, this wonderful three bedroom home is ideally situated on Kingsley Avenue, located within the Melton Park estate of Gosforth. With a pleasant green outlook and close to the local shops and amenities of Newlands Avenue, the transport links of Great North Road, central Gosforth and in a great school catchment area.

Boasting in excess of 1,300 square feet of internal accommodation, the property briefly comprises; wood flooring throughout the ground floor, entrance porch through to entrance hallway; 16ft lounge to the front with large bay, fireplace and double doors through to separate dining room; dining room with sliding doors leading to garden; modern fitted kitchen with granite worktops and appliances; utility room with separate WC; 16ft integral garage; 1st floor landing leads to bedroom one to the front with fitted wardrobes; bedroom two to the rear benefiting from ensuite shower room; bedroom three to the front, which could also be utilised as a study if preferred; family bathroom WC. Externally there is a spacious garden to the rear, brimming with life, laid mainly to lawn with shrub & tree lined borders. To the front a driveway large enough to park to vehicles off street.

Available 13th August 2025 | £1,700pcm | Unfurnished | Semi-Detached House | 1,306 Sq ft (121.3 m2) | Three Bedrooms | Lounge | Dining Room | Modern Kitchen | Wood Flooring | Bathroom WC | Utility Room | En Suite Shower Room | Garage | Ground Floor WC | Large Rear Garden | Driveway Parking | Great Location | GCH & DG | Council Tax Band: D | EPC Rating: C



**£1,700 PCM**

**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.

