



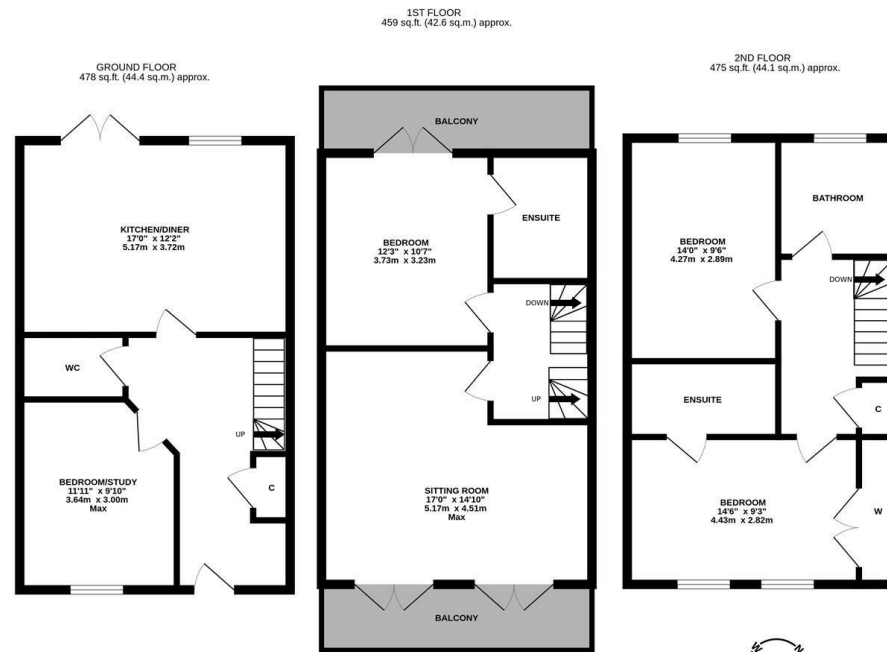
Well presented throughout and located within central Gosforth! This four bedroom, three story modern townhouse is ideally situated on Grove Park Avenue, Gosforth. Grove Park Avenue, originally constructed in 2005, on the former Procter and Gamble site within Gosforth's Conservation Area and set back from The Grove occupies a prime position in the centre of Gosforth. The development benefits from easy access to the shops, cafés and restaurants of Gosforth High Street as well as South Gosforth Metro Station which is also only a short walk away.



The accommodation briefly comprises: entrance hall with stairs to first floor and storage cupboard; 17ft kitchen diner with a range of fitted units hardwood work surfaces, some integrated appliances, spot lighting and French doors leading out to the rear gardens; downstairs WC; bedroom four/study. The first floor landing gives access to; full-width sitting room measuring 17ft with two sets of French doors leading out to a south-east facing balcony; bedroom two, a double bedroom with French doors leading out to a balcony, also with re-fitted and stylish en-suite shower room. The second floor landing with storage gives access to; bedroom three with fitted wardrobe storage, dual windows and an en-suite bathroom; bedroom four; bathroom complete with three piece suite.

Externally, a block paved front driveway providing off-street parking and to the rear, well manicured gardens laid mainly to lawn and a patio seating area. Early viewings are a must!

Mid-Terrace TownHouse | Well Presented Throughout | Four Bedrooms | 1,411 Sq ft (131.1m2) | Sitting Room | Kitchen Diner | Ground Floor WC | Family Bathroom | Two En-Suite Bathrooms | Front Driveway | Rear Gardens | Patio Seating Area | GCH | Freehold | Central Gosforth Location | Council Tax Band | EPC: C



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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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Offers Over £445,000

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