



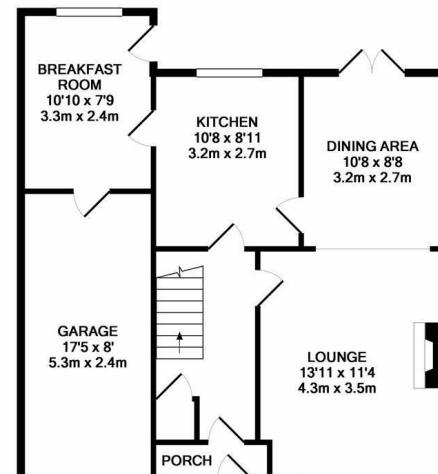
With fabulous rear gardens & within striking distance to South Gosforth First School, an extended, semi-detached family home on Alnmouth Drive, South Gosforth. Alnmouth Drive, a pleasant cul-de-sac, is ideally located close to South Gosforth Metro Station, the local shops and just a short walk from Gosforth High Street itself.

Priced to reflect some modernisation the accommodation comprises entrance porch through to entrance hall with built-in cloak cupboard; an open plan lounge/diner with east west dual aspect; kitchen and extended breakfast/family room to the ground floor. The first floor landing with loft access leads to the family bathroom and four bedrooms, three of which with built-in storage and bedroom four an extended room measuring 19ft in length with en-suite shower room. Externally, a pleasant garden to the front with lawned area, planted borders and driveway providing off street parking; the integral garage, measures 17ft in length and provides a utility area to the rear. Recently landscaped, the rear garden is generous in size, laid mainly to lawn with a paved patio, a decked patio and fenced boundaries with planted borders. Fully double-glazed with a condensing combination boiler and solar voltaic panels generating a guaranteed income, this great family home demands an early internal inspection.

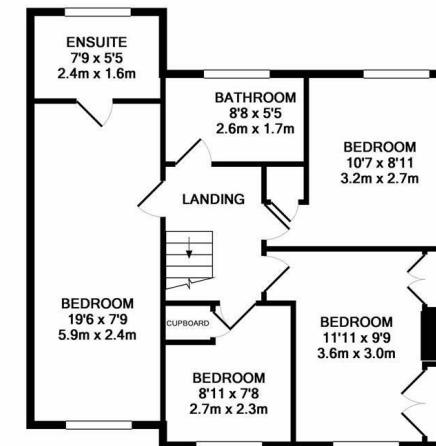
Extended Semi-Detached | 1,248 Sq ft (115.9m<sup>2</sup>) | Four Bedrooms | Open Plan Lounge/Diner | Kitchen | Breakfast/Family Room | Bathroom & En-Suite Shower Room | Front & Rear Gardens | Garage & Driveway | GCH & DG | Solar Voltaic Panels | EPC Rating: D

**Offers Over £275,000**

Misrepresentation Act 1967. 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 659 SQ.FT.  
(61.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1248 SQ.FT. (115.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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