

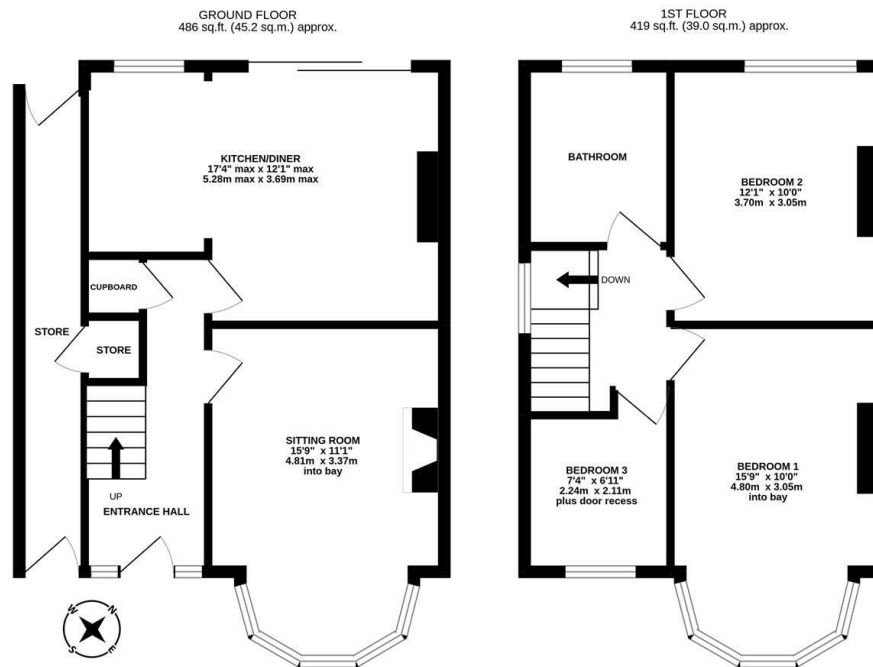




Well Presented Semi-Detached Family Home with 17ft Open Plan Kitchen Diner & Off-Street Parking! This 1930's semi-detached home is ideally located on Marlborough Avenue, Gosforth. Marlborough Avenue is conveniently situated close to excellent local schools, transport links and is within walking distance of Gosforth High Street.

The accommodation briefly comprises: entrance hall with under-stairs cupboard and stairs to first floor; sitting room with feature fireplace and walk in bay; 17ft kitchen diner with sliding door access to the rear garden, kitchen area with a range of fitted units together with work surfaces and tiled flooring. The first floor landing gives access to three bedrooms, bedrooms one and two both comfortable doubles, bedroom one also with walk in bay; bathroom complete with four piece suite and spot lighting. Externally, a block paved front driveway providing off-street parking leading to a generous store, again with rear door access to the garden. To the rear, a delightful enclosed garden, laid mainly to lawn with planted borders, gravel seating area, separate patio and fenced boundaries. Fully double glazed with gas central heating, early viewings are advised!

Semi-Detached Family Home | 906 Sq ft (84.1m<sup>2</sup>) | Three Bedrooms | Sitting Room | 17ft Kitchen Diner | Family Bathroom with Four Piece Suite | Generous Store | Front Driveway | Delightful Rear Garden | GCH & DG | Popular Location | EPC: D



**Offers Over £275,000**

**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.

