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8 Avondale Court

Gosforth



SANDERSON YOUNG
estate agents &
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Price Guide: £425,000



8 Avondale Court, Gosforth

Newcastle upon Tyne NE3 1XQ

SITUATION AND DESCRIPTION

A superb and well maintained four bedroom townhouse, located in a quiet leafy cul de sac off Rectory Road in central Gosforth, with a large integral garage and covered driveway, and private rear garden with fabulous views over the adjoining allotments. The excellent family home, bought off plan by the current owners 49 years ago, offers deceptively spacious accommodation over three floors, with a lovely west facing balcony leading from the sitting room and east facing rear garden.

The accommodation briefly comprises: hallway, shower room/wc, utility room, first floor, impressive open plan sitting/dining room, balcony leading from the sitting room, fitted kitchen with integrated appliances, study, second floor, four bedrooms with fitted wardrobes, family bathroom/wc, large integral garage and covered parking, rear garden overlooking the allotments, no upward chain.

The property comprises:

ENTRANCE HALLWAY

A spacious entrance hallway with stairs to the first floor, recessed spots to the ceiling and doors leading to a ground floor shower room/wc and utility room.

SHOWER ROOM/WC

7'9 x 4'3 (2.36m x 1.30m)

A well-appointed shower room with a mains shower, wall mounted basin in vanity unit and close coupled wc. The shower room has inset spots to the ceiling, neutral tiling and a small double glazed window to the front.

UTILITY ROOM

13'4 x 7'9 (4.06m x 2.36m)

A useful utility room with a double glazed uPVC door and window to the rear garden, plumbing for washing machine, space for a tumble dryer and a Belfast style sink. Within the utility there is shelving to the wall, built-in drawers, a pulley airer to the ceiling and a door to the garage.

FIRST FLOOR LANDING

This first floor landing sees a continuation of the staircase to the second floor and has recessed spot lights, a secure

entry telephone to the wall and doors to the sitting room, study and kitchen.

OPEN PLAN SITTING ROOM/DINING ROOM

14'1 x 19'5 (4.29m x 5.92m) plus 10'4 x 10'3 (3.15m x 3.12m)

A fabulous open plan sitting/dining room with a large picture window to the front elevation and door opening to the west facing balcony. The sitting room has ceiling coving, a decorative fireplace and within the dining area, there is a double glazed uPVC window overlooking the rear garden towards the allotments. A serving hatch opens from the dining room to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12'6 x 7'9 (3.81m x 2.36m) plus 6'1 x 4'3 (1.85m x 1.30m)

A lovely fitted kitchen/breakfast room fitted with a range of wood wall and base units, with an inset stainless steel one and a half sink and drainer, integrated 'Bosch' slim line dishwasher, 'Neff' gas hob with extractor hood over, 'Neff' microwave and oven and space for a free standing fridge/freezer. The L shaped kitchen/breakfast room has inset spots to the ceiling, a double glazed uPVC window to the rear overlooking the garden with lovely views over the allotments. A sliding door opens to a generous shelved pantry and there is serving hatch from the dining room.

STUDY

7'10 x 9'9 (2.39m x 2.97m)

This study or alternatively fifth bedroom, has a double glazed uPVC window to the front overlooking Avondale Court.



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SECOND FLOOR LANDING

A spacious second floor landing with excellent natural light from the roof light, a built-in cupboard housing the gas boiler and additional storage cupboard. There is also recessed lighting to the ceiling.

BEDROOM ONE

14'3 x 14'1 (4.34m x 4.29m) maximum inclusive of wardrobes

A large double bedroom with a double glazed window to the front, a range of fitted wardrobes to one wall with shelving and hanging, and a wash hand basin in vanity unit with a mirror.



BEDROOM TWO

14'5 x 10'4 (4.39m x 3.15m) maximum inclusive of wardrobes

A generous double bedroom with double glazed window overlooking the garden towards the allotments, built-in wardrobes to one wall with shelving and hanging.

BEDROOM THREE

9'10 x 7'6 (3m x 2.29m) maximum inclusive of wardrobes
This bedroom has a double glazed window to the front and a built-in double door wardrobe.

BEDROOM FOUR

7'9 x 10'4 (2.36m x 3.15m)

A single bedroom with double glazed window to the rear overlooking the garden and allotments, built-in wardrobes and overhead storage.

BATHROOM

8'7 x 8'2 (2.62m x 2.49m)

An internal bathroom with excellent natural light from the roof light and a white suite comprising; P bath with mains shower over and glass panelled door, wash hand basin in vanity unit and close coupled wc. The bathroom has inset spots to the ceiling, neutral tiling and a chrome ladder radiator.



GARAGE

14'2 x 21'3 (4.32m x 6.48m)

A large garage with an up and over door, power and lighting and door to the rear garden.

EXTERNALLY

To the front of the property there is a covered driveway which in turn leads to the integral garage.

To the rear there is a paved east facing rear garden with excellent views over the adjoining allotments.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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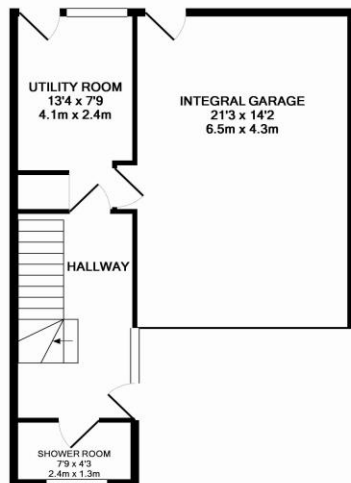
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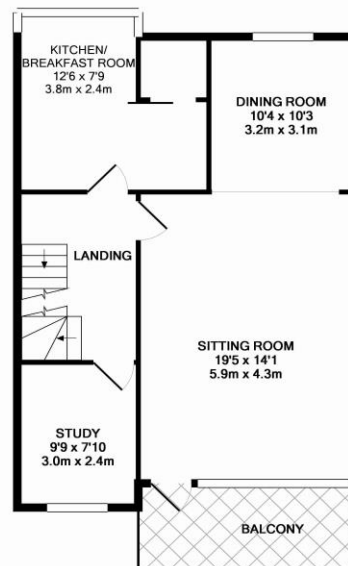


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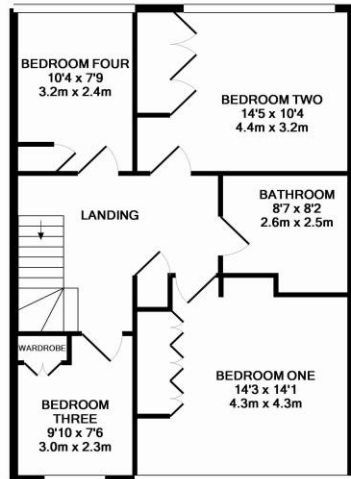
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GROUND FLOOR
APPROX. FLOOR
AREA 51.2 SQ.M.
(551 SQ.FT.)



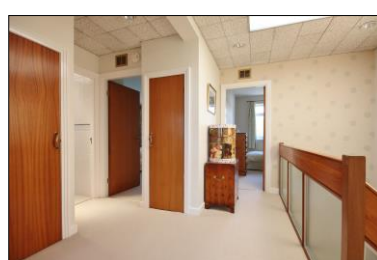
1ST FLOOR
APPROX. FLOOR
AREA 64.0 SQ.M.
(689 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 64.9 SQ.M.
(699 SQ.FT.)

TOTAL APPROX. FLOOR AREA 180.2 SQ.M. (1940 SQ.FT.)

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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All enquiries please contact:

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