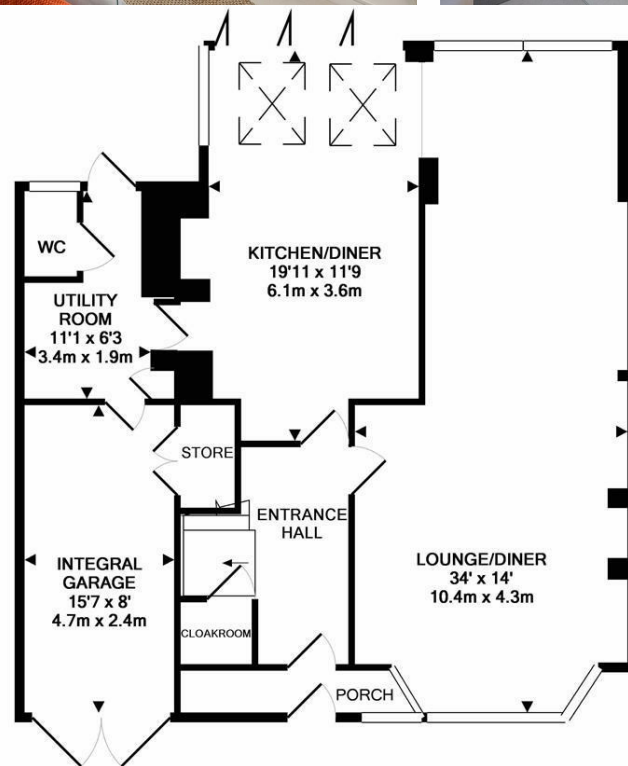




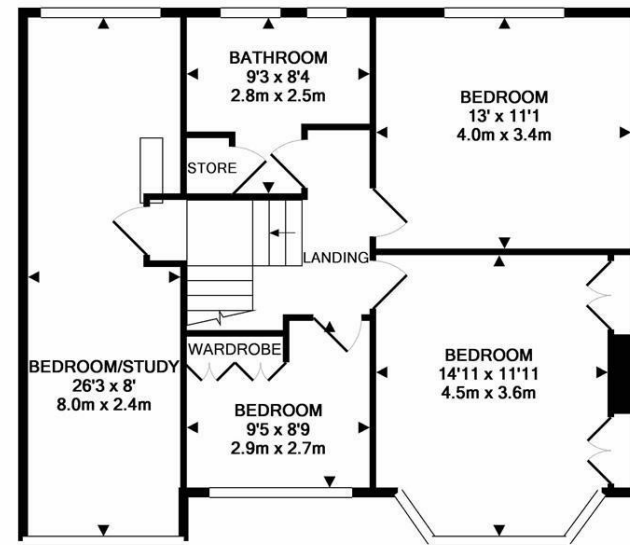
This stylish, extended 1950's semi-detached family home is ideally located on the south backing side of Eddleston Avenue, Gosforth. Close to local schools, Eddleston Avenue is well positioned to give access to the shops, cafés, restaurants and transport links of Gosforth High Street as well as Newcastle's Town Moor.

Extended by the current owners in 2016 and now boasting close to 1,700 Sq ft the accommodation briefly comprises: entrance porch through to entrance hall with cloak cupboard and stairs to the first floor; open plan 34ft lounge/diner with dual aspect and walk-in bay open to kitchen/diner; stylish kitchen/diner, with a contemporary range of wall and base units including breakfast bar, 'Silestone' worktops and 'Smeg' integral appliances measures 19ft in length, with south facing 'Velux' windows and bi-folding doors opening to the terrace and rear garden; utility room with access to the integral garage and rear gardens with ground floor cloakroom/WC to the ground floor. The first floor landing gives access to four bedrooms, of which three are comfortable doubles, the master with fitted storage and bedroom four, which is accessed from the half landing measures 26ft in length and is currently utilised as a study/TV room; stylish, fully tiled family bathroom with four piece suite. Externally, the front garden with attractive planting and dwarf walled boundaries also offers a paved driveway providing off street parking for two cars and access to an integral garage measuring 15ft in length and a delightful south facing rear garden, laid mainly to lawn with paved patio seating areas, planted areas and fenced boundaries. With double glazed windows and a condensing 'Combi' boiler, an early internal inspection is deemed absolutely essential to avoid disappointment.

Extended 1950's Semi-Detached | 1,692 Sq ft (157.2m<sup>2</sup>)  
 | Four Bedrooms | 34ft Lounge/Diner | 24ft Open Plan Kitchen/Diner | Utility Room | Ground Floor WC | Stylish Refitted Family Bathroom | Paved Driveway | South Backing Lawned Gardens | GCH & DG | EPC Rating: E



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 929 SQ.FT.  
 (86.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 767 SQ.FT.  
 (71.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1696 SQ.FT. (157.6 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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**Offers Over £400,000**

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