

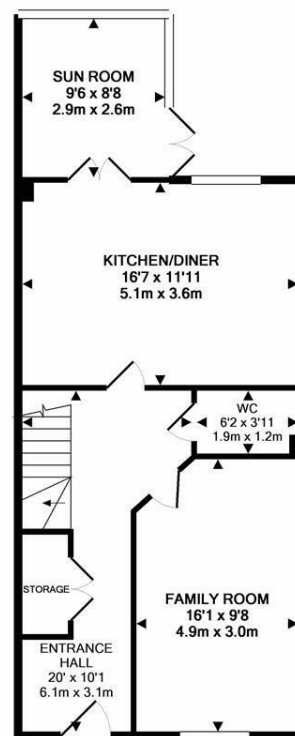


Excellent Location with No Onward Chain! Occupying over 1,600 square feet of internal living accommodation, this four bedroom, three story modern townhouse is ideally situated on Grove Park Avenue, Gosforth. Grove Park Avenue, originally constructed in 2005, on the former Procter and Gamble site within 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.

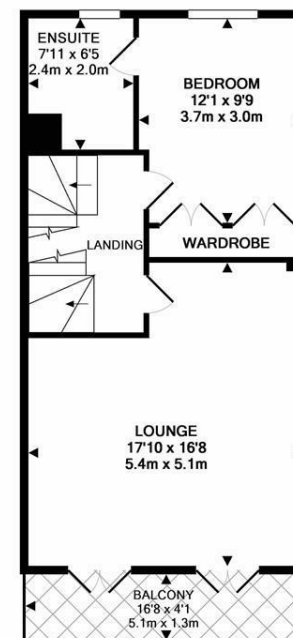


The internal accommodation briefly comprises: entrance hall with stairs to first floor, ground floor WC and built-in storage cupboard; 16ft dining/family room; kitchen/diner with integrated appliances, granite work-surfaces and French doors leading to the extended sun/garden room to the ground floor. The first floor gives access to a 17ft full width lounge with dual French doors leading to a private balcony; master bedroom with fitted storage and en-suite shower room. The second floor landing with store cupboard provides three further bedrooms, bedroom two also with fitted storage and an en-suite shower room; family bathroom. Externally the property benefits from allocated off street parking with a block paved driveway to the front of the property and a south facing garden to the rear. This is a great opportunity to secure a modern property within the very heart of Gosforth!

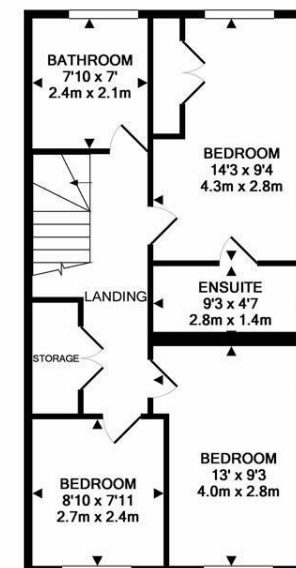
Three Story Modern Townhouse | 1,630 Sq ft (151.4 m2) | Four Bedrooms | Two Reception Rooms | Bathroom & Two En-Suite Shower Rooms | Full Width Lounge | 16ft Kitchen/Diner | Off Street Parking | Balcony | Private South Facing Rear Garden | Sun Room | Ground Floor W/C | Conservation Area | Excellent Location | No Onward Chain | GCH & DG | EPC Rating: C



GROUND FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1630 SQ.FT. (151.4 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 £465,000

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Bailey & Co | 89 St George's Terrace | Jesmond | Newcastle upon Tyne | NE2 2DN | tel: (0191) 281 2305 | fax: (0191) 281 2315 | info@bailey-and.co | www.bailey-and.co

