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12 Eastcliffe Avenue  
Gosforth



SANDERSON YOUNG  
estate agents &  
property consultants

Price Guide: £279,950



# 12 Eastcliffe Avenue, Gosforth, Newcastle upon Tyne NE3 4SN

## SITUATION AND DESCRIPTION

A well-presented and extended, three bedroom semi-detached property, which has never been offered onto the open market since its construction in 1958. The property offers excellent further potential for refurbishment and development and has been extended to the ground floor with a study and conservatory, as well as an extension over the garage to provide a larger third bedroom.

The accommodation briefly comprises: entrance porch, hallway, cloakroom/wc, living room with multi fuel stove, dining room, conservatory, fitted kitchen, utility room, study/crafts room, three double bedrooms, bathroom/wc, driveway, enclosed rear garden, no upward chain

A lovely family home in an excellent area of Gosforth. Internal viewing is highly recommended.

The property comprises:

### ENTRANCE PORCH

With UPVC window to the front elevation, wood panelling to the walls, tiled flooring and glass panelled door leading to the entrance hallway.

### ENTRANCE HALLWAY

A spacious entrance hallway with stairs leading to the first floor landing, radiator, ceiling coving and telephone point.

### CLOAKROOM/WC

With full tiling to the walls, fitted close coupled wc and wall mounted wash basin, coat hooks and storage and a frosted UPVC window to the front elevation. There is a radiator and security alarm panel.

### LIVING ROOM

16'2 x 14'3 (4.93m x 4.34m)

A spacious living area with UPVC bay window to the front elevation, two radiators, ceiling coving and multi fuel stove which is newly fitted with slate hearth and decorative wood surround.

There is open access to the dining area.

### DINING AREA

11'4 x 9'8 (3.45m x 2.95m)

With ceiling coving, doors leading through to the kitchen and sliding doors to the conservatory.

### CONSERVATORY

10'11 x 9'6 (3.33m x 2.90m)

A UPVC conservatory with polycarbonate roof and double UPVC doors leading to the rear garden. There is wall lighting and a radiator.

### KITCHEN

12'7 x 9'11 (3.84m x 3.02m)

Accessed via the hallway and the dining area the kitchen is fitted with wood wall and base units with roll top work surfaces incorporating a one and a half sink and drainer. There is an integrated double oven with electric hob and extractor hood, integrated dishwasher and space for a fridge/freezer. The kitchen has full tiling to the walls and floor, radiator, spot lighting and UPVC window overlooking the rear garden.

A door leads to the utility room.

### UTILITY ROOM

8'11 x 8'11 (2.72m x 2.72m)

Fitted with laminate wall and base units with roll top work surfaces incorporating a sink and drainer. There is tiled flooring, a door leading to the integral garage, radiator and space for a washing machine and fridge/freezer. A door leads to the garden and an additional door leads to the study.



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### **STUDY/CRAFTS ROOM**

9'7 x 8'11 (2.92m x 2.72m)

This versatile extended office space has UPVC windows to the rear and side elevations, radiator and internal window to the utility.

Returning to the hallway stairs lead to the first floor landing.

### **FIRST FLOOR LANDING**

With frosted UPVC window to the side elevation, ceiling coving and loft ladder access.

### **BEDROOM ONE**

16'6 x 12'1 (5.03m x 3.68m) maximum into bay

The master double bedroom has a UPVC bay window to the front elevation, radiator, ceiling coving and two double fitted wardrobes to alcoves.

### **BEDROOM TWO**

13'5 x 10'1 (4.09m x 3.07m)

A second double bedroom with UPVC window to the rear elevation, radiator and ceiling coving.

### **BEDROOM THREE**

9'4 x 6'6 (2.84m x 1.98m)

The third bedroom has been extended over the garage to create a dressing room area/study with UPVC window to the front elevation, radiator and an archway through to a further bedroom area.

### **BEDROOM AREA**

10'4 x 10'4 (3.15m x 3.15m)

With fitted sink with vanity unit, UPVC windows to the front and rear elevations, radiator and ceiling coving.

### **BATHROOM**

9'5 x 8'11 (2.87m x 2.72m) maximum

Fully tiled to the walls and floor the bathroom has a suite comprising bath, corner shower cubicle, close

coupled wc and wash basin housed in a vanity unit. There are two frosted UPVC windows to the rear elevation, ceiling spot lighting, shaver point, ladder radiator and storage cupboard housing the central heating boiler and hot water cylinder.

### **GARAGE**

16'2 x 10'6 (4.93m x 3.20m)

An integral garage with electric roller door, under stairs storage cupboard and gas and electric meter.

### **EXTERNALLY**

To the front of the property is a driveway providing off-street parking for two cars, with access to the garage via an electric roller door and front entrance porch.

To the rear of the property is a fully enclosed lawned garden with stone flagged patio and pathways, border planting and fenced boundary.

### **SERVICES**

The property has mains electricity, gas and drainage.

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: C



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All enquiries please contact:

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