



17 Grove Park Avenue
Gosforth





17 Grove Park Avenue, Gosforth, Newcastle upon Tyne NE3 1BQ

Guide Price £465,000

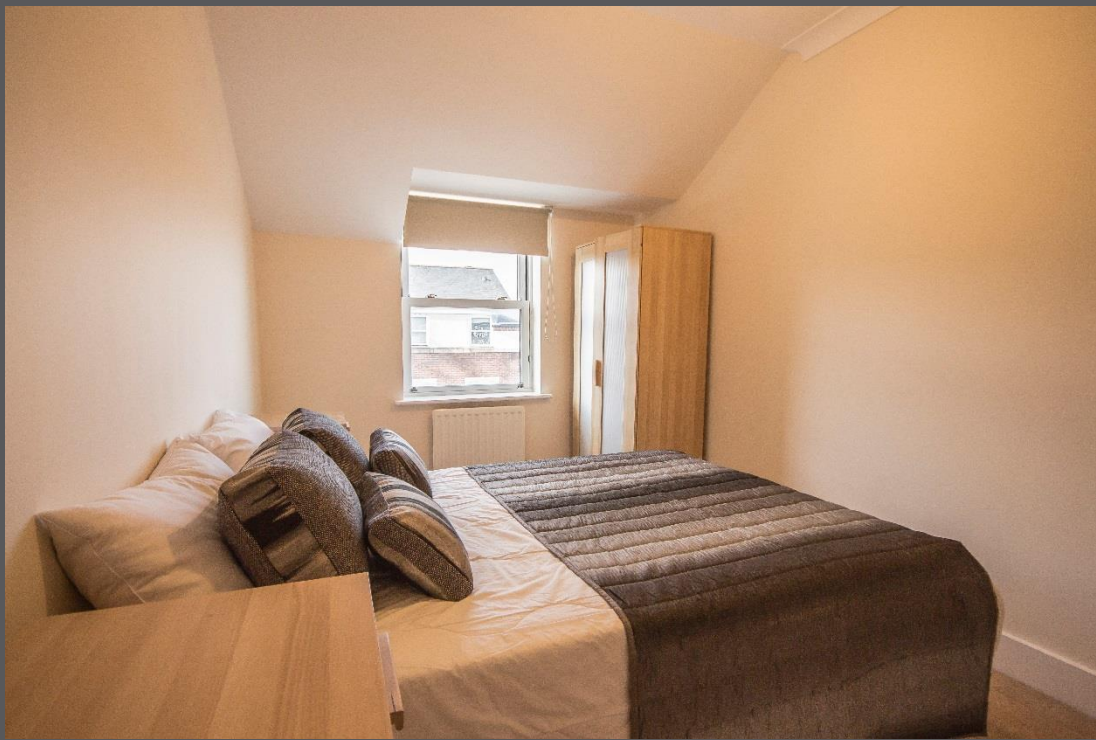
This stylish, four bedroom townhouse is positioned within the exclusive and highly sought after development of Grove Park, in the heart of central Gosforth. With accommodation extending to circa 1775 sq ft and with flexible living space set over three floors, this contemporary family home also has the benefit of a private south facing landscaped garden. Within easy walking distance of Gosforth High Street, South Gosforth Metro station and outstanding three tier schooling, this well proportioned executive home is ideal for the professional family marketplace.

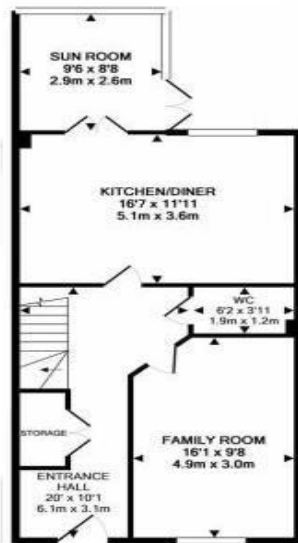
Entrance hallway | Cloakroom/wc | Dining/sitting room | Kitchen/breakfast room | Garden room | First floor living room with balcony | Master bedroom with en-suite | Guest double bedroom with en-suite to second floor | Two further bedrooms | Family bathroom/wc | Driveway to front | South facing rear garden
No upward chain

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C

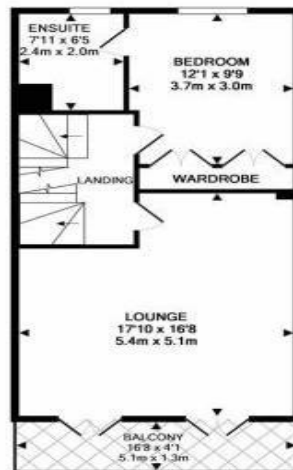








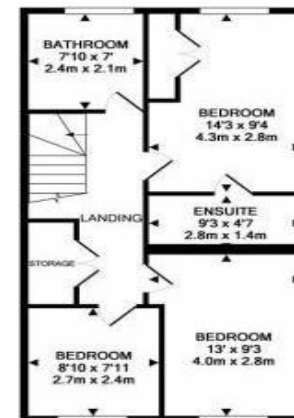
GROUNDFLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(55.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 515 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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2ND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)

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