



38 Elford Avenue
Greenside, Gosforth





38 Elford Avenue, Greenside, Gosforth, Newcastle upon Tyne NE13 9AP

Offers Over £320,000

This stylish, detached family home is ideally situated on Elford Avenue, Greenside. Originally constructed circa 2010 by Taylor Wimpey, The Greenside Estate offers some of largest modern homes within the city. The property itself, which was originally constructed as a four bedroom home, is immaculately presented throughout and is offered to the market with no onward chain.

Boasting in excess of 1,700 sq.ft of internal living space and laid out over three storeys, the accommodation comprises: Spacious entrance hall with staircase to the first floor and ground floor WC | Family room with walk-in bay | 18ft stylish open plan kitchen/diner with integrated appliances, breakfast bar and is open to the sun room with French doors leading onto the rear garden | Utility room with side access to the ground floor | The first-floor landing gives access a 19ft living/dining room which measures the full width, with double doors and 'Juliette' balcony | Bedroom one with fitted storage and contemporary, re-fitted en-suite shower room | Guest WC | The stairs to the second floor leads to two further bedrooms, bedroom two (which was converted from two bedrooms into one) benefits from a stylish, re-fitted en-suite shower room with fitted storage | A re-fitted family bathroom is also found from the second floor landing. Externally, the property offers a small town garden to the front and to the rear a well presented, low maintenance garden with fenced boundaries and paved patio seating areas | The property also offers off street parking for multiple vehicles | Large, double garage with an electronically operated door providing secure parking for two vehicles with light, power. The detached garage also offers the opportunity of being converted into a home office or storage space above.

Well presented throughout, this fantastic family home simply demands an early inspection to fully appreciate the quality of accommodation on offer.

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





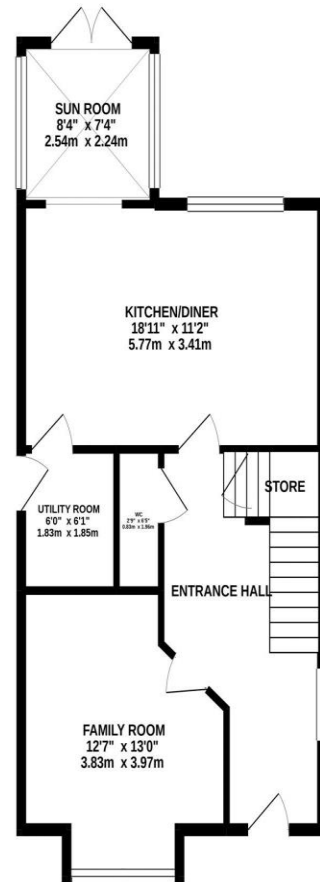




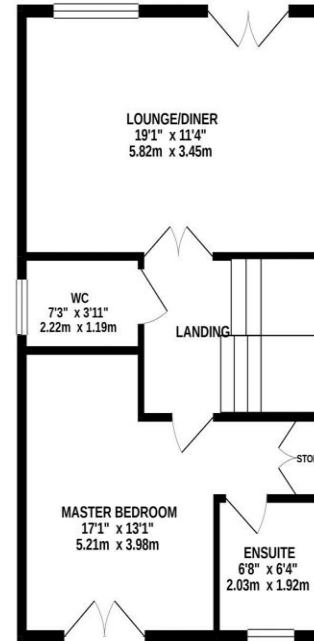
DOUBLE GARAGE
380 sq. ft. (35.3 sq. m.) approx.



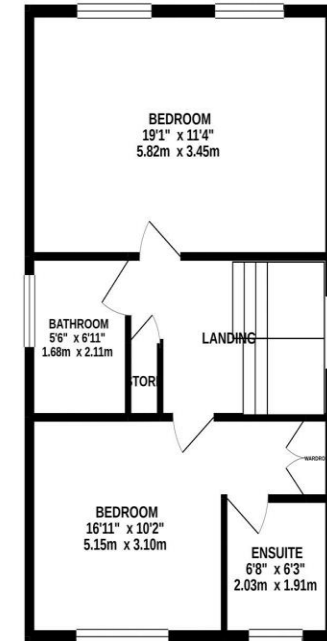
GROUND FLOOR
599 sq. ft. (55.7 sq. m.) approx.



1ST FLOOR
525 sq. ft. (48.7 sq. m.) approx.



2ND FLOOR
525 sq. ft. (48.7 sq. m.) approx.



TOTAL FLOOR AREA : 2029 sq. ft. (188.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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