



43 Church Avenue
Gosforth





43 Church Avenue, Gosforth, Newcastle upon Tyne, NE3 1AN

Offers Over £320,000

This great four bedroom semi-detached property, is located on Church Avenue, Gosforth. Church Avenue, which situated close to outstanding local schooling and Gosforth High Street and is perfectly placed to provide easy access to South Gosforth Metro Station providing excellent links throughout the region.

The property briefly comprises: Entrance hall with stairs to the first floor | Open plan lounge/diner with dual aspect, feature fireplace and walk-in bay window | Kitchen with access to integral garage | The stairs to the first floor lead to four bedrooms of which three are comfortable doubles, Bedroom three, which is extended over the garage offers a re-fitted, en-suite shower room | Family bathroom | Externally, there is a fantastic block paved driveway providing off street parking for two cars | Single integral garage to the front | To the rear, a delightful enclosed garden which is laid mainly to lawn with raised and decked seating area and fenced boundaries.

Services: mains electricity, gas, water & drainage | Tenure: Freehold | Council Tax: Band C
Energy Performance Certificate: Rating C

AGENTS NOTE: In accordance with the Estate Agents Act of 1979 all potential purchasers should be aware the property is owned by a family member of an employee of Sanderson Young

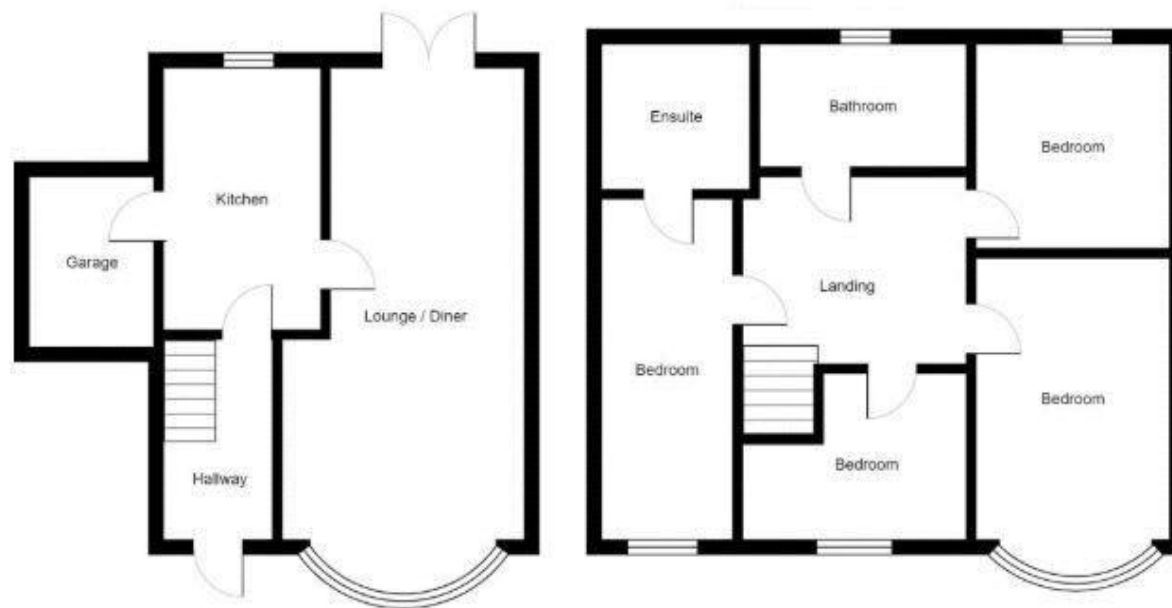








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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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