



**2 Birtley Close**

Gosforth







2 Birtley Close, Gosforth , Newcastle Upon Tyne NE3 4RL

Offers Over £425,000

Modern Detached Family Home Boasting Two Reception Rooms, Kitchen/Breakfast Room, Utility Room , Four Generous Bedrooms, Re-Fitted Family Bathroom, En-Suite, Double Garage & Delightful Lawned West Facing Rear Gardens!

This well presented, larger style, detached family home occupies an excellent position within this quiet cul-de-sac and is ideally located on Birtley Close on the desirable Kingsmere development, Gosforth.

The property itself offers well-proportioned accommodation over two floors and benefits from double glazing, gas central heating, driveway parking and garage for two vehicles and a generous and private west facing rear garden.

The property briefly comprises : Entrance hall with ground floor guest WC and staircase to the first floor with under stair cupboard | Generous lounge with window overlooking the front garden, feature fireplace and doors leading to the dining room | Dining room with French doors to the rear garden and door to kitchen | Kitchen/breakfast room with integrated dishwasher | Utility room with door to the side to the ground floor.

The stairs to the first floor lead to a landing with airing cupboard and then onto four bedrooms, of which three are comfortable doubles | Bedroom one fitted Hammond bedroom suite | Bedroom two | Bedroom Three | Bedroom four | Re-fitted family bathroom with four piece suite.

Externally there is a generous and well-presented lawned garden to the front with a large driveway offering off street parking for multiple vehicles with access to a double garage | To the rear, is a generous and private west facing rear garden which is laid mainly to lawn with paved patio seating areas and fenced boundaries.

Services: mains electricity, gas, water & drainage | Tenure: freehold | Council tax: E | EPC Rating: C





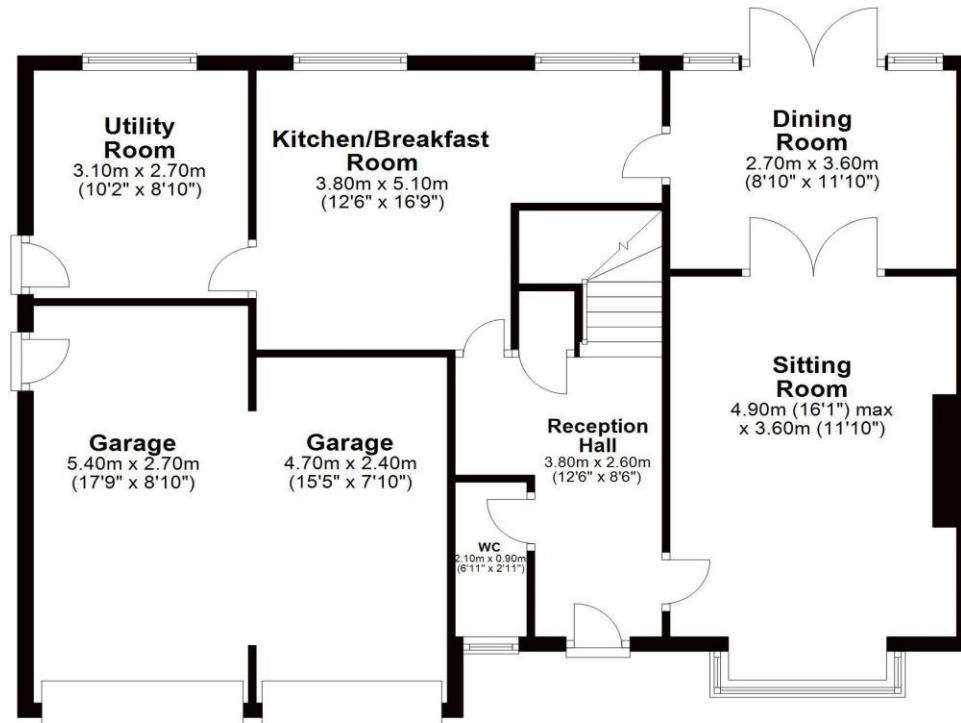






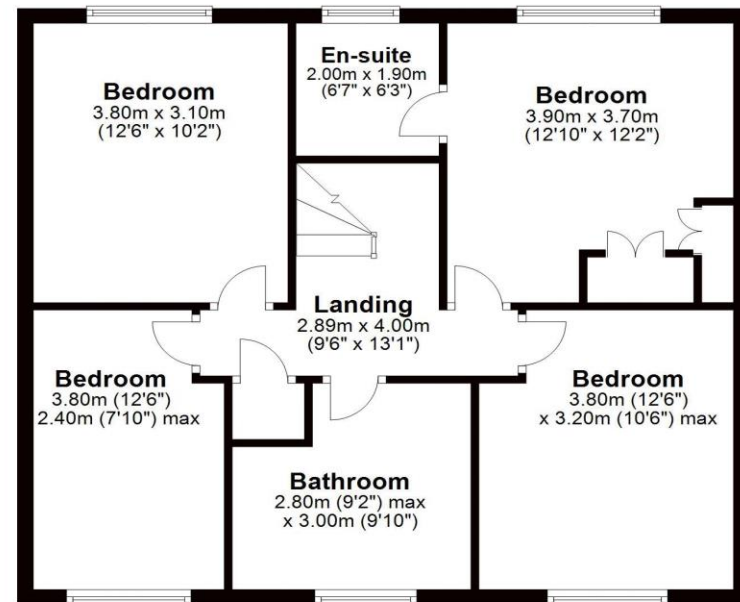
### Ground Floor

Approx. 94.6 sq. metres (1018.1 sq. feet)



### First Floor

Approx. 69.0 sq. metres (742.3 sq. feet)



Total area: approx. 163.5 sq. metres (1760.4 sq. feet)  
**2 BIRTLEY CLOSE, NEWCASTLE UPON TYNE**





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