



Marlborough Avenue Gosforth

Viewing comes recommended on this fabulous extended and remodelled semi detached house well positioned for access to excellent local schools, shops, amenities, bus and metro links. The property has undergone substantial improvements by the current owners to create a lovely family home. Key features include two large reception rooms to the ground floor, 27ft dining kitchen fitted with bi-folding doors leading to the rear garden, utility and ground floor WC. To the first floor are four double bedrooms, master en suite shower and a family bathroom. There is a lawned garden to the rear and paved garden to the front. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

Offers Over **£345,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, built in cupboard, radiator.

W.C.

Low level WC, wash hand basin, extractor fan.



SITTING ROOM 16'8 (into bay) x 12'10 (into alcove) (5.08 x 3.91m)

Double glazed bay window to front, feature fire place, living flame effect gas fire, laminate flooring.

RECEPTION 11'10 X 11'10 (3.61 x 3.61m)

Double glazed window to front, radiator, laminate flooring, large walk-in storage cupboard.

DINING KITCHEN ROOM 27'9 x 11'2 into 7'5 (8.46 x 3.40-2.26m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, built in Bosch double oven, built in gas hob, extractor hood, space for automatic dishwasher, tiled splash back, extractor fan, radiator, double glazed window to rear, radiator, laminated flooring, bi-folding doors.



UTILITY 10'6 x 5'7 (3.20 x 1.70m)

WC, sink unit, tiled cupboard, extractor fan, double glazed window to rear, double glazed door to rear, laminate flooring.

FIRST FLOOR LANDING

Access to roof space via loft ladder, built in cupboard.

BEDROOM ONE 13'5 x 11'9 (into alcove) (4.06 x 3.58m)

Double glazed window to front, laminate flooring, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, wash hand basin, low level WC; laminate flooring, heated towel rail, double glazed frosted window to front, extractor fan.

Waiting on EPC

BEDROOM TWO 10'10 (plus doorway) x 9'2 (3.28 x 2.79m)

Double glazed window to rear, built in cupboard housing combination boiler, radiator.

BEDROOM THREE 11'9 x 10'10 (3.58 x 3.30m)

Double glazed window to front, laminate flooring, radiator.

BEDROOM FOUR 11'10 x 10'7 (3.61 x 3.23m)

Double glazed window to front, laminate flooring, radiator.



FAMILY BATHROOM

Four piece suite comprising: roll top bath, step in shower cubicle, wash hand basin with set in vanity unit, low level WC. Part tiled walls, heated towel rail, extractor fan, double glazed frosted window to rear, laminate flooring.

FRONT GARDEN

Mainly paved.

REAR GARDEN

Laid mainly to lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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