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WHALTON AVENUE, GOSFORTH, NE3

Offers Over £240,000

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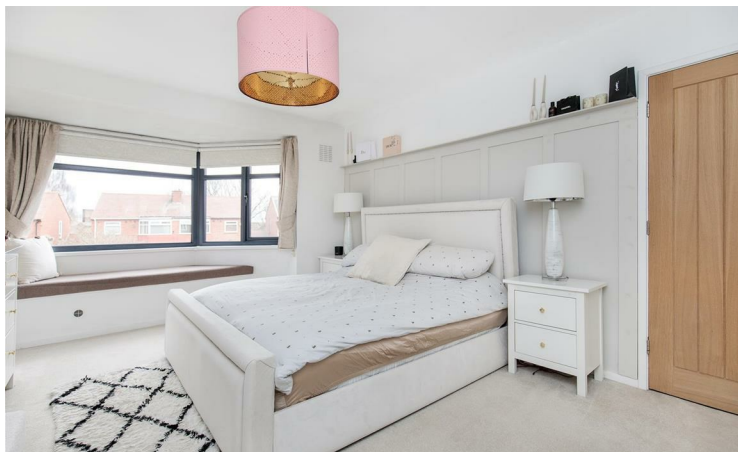
Beautifully presented three-bedroom semi-detached home situated on Whalton Avenue in Gosforth, Newcastle upon Tyne.

The property features a spacious dual-aspect lounge and dining room with a walk-in bay window and French doors opening onto the rear garden, a modern fitted kitchen with integrated appliances, a useful utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a stylish family bathroom finished with marble-effect tiling and contemporary fittings. The property further benefits from a lovely enclosed rear garden.

This property is well positioned for access to a range of local amenities including shops, supermarkets and everyday conveniences, with several within easy reach of the property. The area is also well served by highly regarded schools such as Regent Farm First School and Gosforth Academy, while regular transport links and nearby road connections provide straightforward access into Newcastle city centre and the surrounding areas.

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The internal accommodation comprises: a spacious and welcoming entrance hall with a side aspect window, stairs leading to the first floor landing, and two useful storage cupboards. To the right-hand side is an open-plan lounge and dining area. This impressive dual-aspect reception space features a walk-in bay window to the lounge area along with a striking cinema wall, while the dining area benefits from French doors opening directly onto the rear garden. A door from the dining area leads into a modern and well-appointed kitchen, fitted with a range of wall and floor units along with integrated appliances including an oven, hob and extractor fan. The kitchen also benefits from a tiled splashback and ample cabinetry providing excellent storage and work surface space. From the kitchen, access is provided to a useful utility room which offers additional storage and practical workspace. The utility room benefits from a door leading to the front of the property, along with two further doors to the rear. One provides access out to the rear garden, while the other leads to a convenient ground floor WC.

To the first floor, the landing provides access to three well-proportioned bedrooms, all of which benefit from built-in cupboards. The master bedroom, positioned to the front, features a walk-in bay window, creating a bright and attractive space. The accommodation on this level is completed by a stylish family bathroom, fully tiled with marble-effect tiling and finished with gold fittings. The bathroom comprises a WC, a wash basin set within a vanity unit, a bath with overhead shower, and a heated towel rail.

Externally, to the front of the property is a pathway leading to both the main entrance and the utility door, along with a lawned garden area bordered by mature hedging which provides additional privacy. To the rear is an enclosed garden surrounded by timber fencing. The garden is predominantly laid to lawn with mature shrubs and trees to the borders, and also benefits from a garden shed providing useful external storage.



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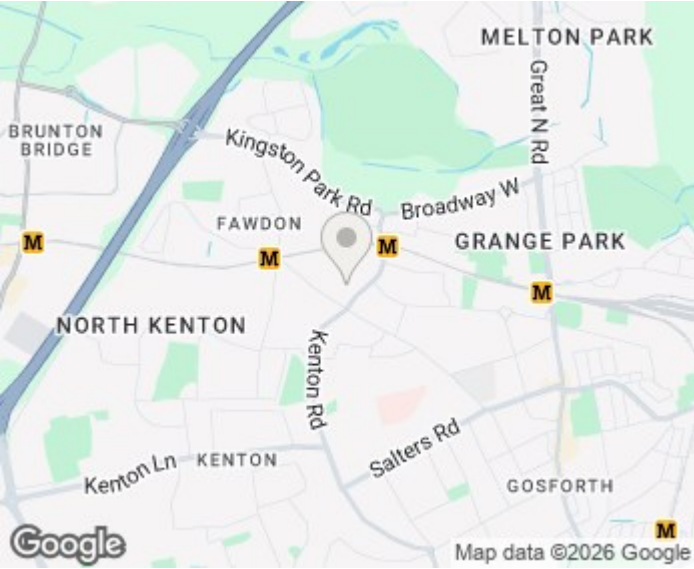
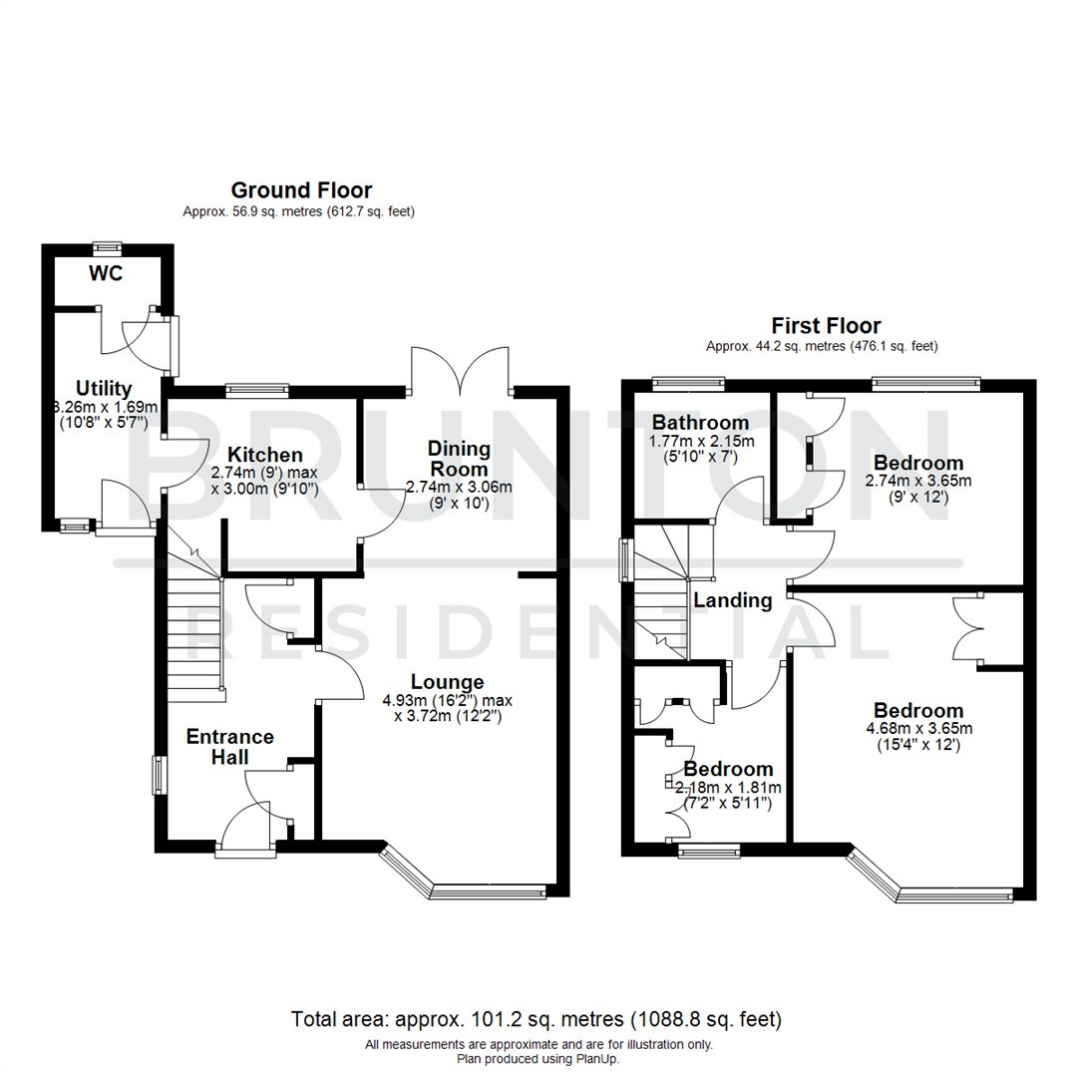
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	