



- 3 Bed Semi Detached House
- Kitchen
- Front & Rear Gardens
- Excellent Opportunity

- Well Presented but Scope for Updating
- Bathroom/WC
- Gas CH & SUDG

- 22' Lounge/Dining Room
- Attached Garage
- Sought After Estate

A fabulous opportunity to purchase a well presented 1950's 3 bedroomed semi detached house, with scope for some updating, to provide a superb family home to the purchasers' own taste and requirements. With gas fired central heating and sealed unit double glazing, the Reception Hall, with cloaks/storage cupboard, leads to the 22 dual aspect Lounge/Dining Room, with bay and the focal point of which is a coal effect gas fire within an ornate Adam style surround. The Kitchen is fitted with wall and base units, sink unit, plumbing for a washer, breakfast bar and a shelved pantry. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is fitted with wall to wall wardrobes and there is a bay to the front. Bedroom 2 is the the rear and has fitted wardrobes with storage cupboards over. Bedroom 3 is to the front and also has fitted wardrobes. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with electric shower over and a cupboard housing the combi boiler. The Garage is attached, with up and over door, storage cupboard and a door to the rear.

Externally, the Front Garden is lawned, with hedge and block paved driveway to the garage. The larger Rear Garden has a lawn with borders well stocked with a variety of plants and shrubs and there is also a shed and cold water tap.

Birchwood Avenue is situated within a small and pleasant residential estate to the North of Gosforth, well placed for the A1 and A19 and with good road and public transport links into Gosforth and the city.

Reception Hall 10'3 x 6'9 (3.12m x 2.06m)

Lounge/Dining Room 13'0 x 22'8 (into bay) (3.96m x 6.91m (into bay))

Kitchen 9'7 x 8'0 (2.92m x 2.44m)

First Floor Landing

Bedroom 1 10'8 (max into 'robes) x 13'2 (into bay) (3.25m (max into 'robes) x 4.01m (into bay))

Bedroom 2 8'9 x 12'0 (max into 'robes) (2.67m x 3.66m (max into 'robes))

Bedroom 3 8'10 x 7'10 (2.69m x 2.39m)

Bathroom/WC 7'10 x 6'6 (2.39m x 1.98m)

Garage 17'9 x 7'8 (5.41m x 2.34m)



Energy Performance: Current D Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.