







3



3



2

- Semi Detached
- Three Bedrooms
- Utility Room
- Council Tax Band \*C\*
- Viewing Recommended
- Three Reception Rooms
- Two Bathrooms
- Ground Floor WC
- Freehold
- Call For More Information







This beautifully presented three-bedroom, semi-detached property, is located on the ever-desirable Redwing Close, North of Gosforth.

The fantastic location in Five Mile Park is within easy reach of excellent schools, a variety of local shops, and parks including Weetslade Country Park and High Gosforth Park, both offering tranquil green spaces. Commuters will also appreciate easy access to the A1 and A19 motorways, providing swift connections to surrounding areas.

Internally the property is tastefully decorated throughout and briefly comprises: - entrance lobby with access to a reception room and the spacious lounge leading to the bright and airy dining room with an open plan staircase and French doors out to the rear, and a well-appointed kitchen. There is also a handy utility room and a ground floor WC. To the first floor there are three generous bedrooms, the main with an en-suite facility and there is also a three-piece family bathroom WC.

Externally, the property has a driveway for off street parking and there is charming a garden to the rear with a patio areas and a lawn.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*C\*.





Lounge 17'8" x 11'5" (5.40 x 3.49)

Dining Room 11'8" x 9'7" (3.57 x 2.93)

Reception Room 7'6" x 16'4" (2.30 x 5.00)

Kitchen 10'11" x 8'11" (3.34 x 2.73)

Utility Room 4'10" x 6'1" (1.49 x 1.87)

Bedroom One 11'1" x 9'10" (3.40 x 3.00)

Bedroom Two 8'2" x 13'7" (2.50 x 4.15)

Bedroom Three 7'2" x 9'8" (2.19 x 2.95)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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