



SIGNATURE

by Mark Small

NORTH EAST



ELMWOOD AVENUE,
WOODLANDS PARK

Elmwood Avenue, Woodlands Park Gosforth, NE13 6PX

A fantastic opportunity has arisen to the market to acquire this stunning three bedroom semi-detached house, idyllically situated within the sought after area of Gosforth. This beautifully presented property has been well loved by the current owners and has been well designed to a high standard throughout, creating an ideal family home in a popular area.

The property begins briefly with a double glazed entrance porch, leading onto the warm, welcoming hallway which provides access through to the living room, dining room and kitchen. The hallway, living room and dining room all boast solid oak flooring whilst the living room also showcases a stunning feature fireplace and a bay window which offers an enviable amount of natural light. The living room also offers double door access into the well presented dining room, the doors can be closed for more privacy, and proceeds to the sun trap conservatory to the rear. The rear of the hallway opens to a contemporary kitchen, which offers fitted wall, base and drawer units with white glossy doors installed 2 years ago, and with a large integrated range cooker and extractor above. To the first floor of the property there are three generously sized bedrooms, one of which has fitted storage space, and one other with a bay window. To complete the property there is a modern three piece bathroom. There is a large loft within the property which has drop down wooden stairs. The double insulated loft is ideal for a play room or a study/office.

Externally, there is a tarmac driveway with enough space for off street parking for 3 cars with additional storage space in the attached garage. To the rear of the property there is a well maintained garden with paved sitting areas and a summer home to the rear, which is currently being used as a home gym.

Newcastle upon Tyne is a beautiful city on the River Tyne in northeast England. With its twin city, Gateshead, it was a major shipbuilding and manufacturing hub during the Industrial Revolution and is now a centre of business, arts and sciences. Spanning the Tyne, modern Gateshead Millennium Bridge, noted for its unique tilting aperture, is a symbol of the 2 cities. Wideopen has various shopping amenities, as well as excellent point of reference schooling.

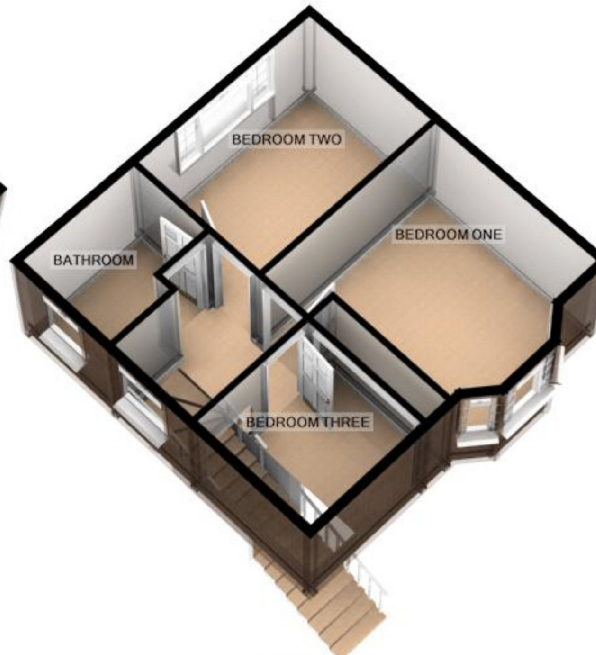
Offers in the region of £250,000



Property Floorplan



GROUND FLOOR



FIRST FLOOR

Measurements:

LIVING ROOM 13'0 X 11'5

DINING ROOM 13'0 X 10'3

KITCHEN 14'7 X 8'9

CONSERVATORY

BEDROOM ONE 11'11 X 10'11

BEDROOM TWO 12'0 X 8'8

BEDROOM THREE 7'9 X 7'8

BATHROOM 7'7 X 6'4

GARAGE/UTILITY ROOM 28'0 X 7'11

EPC Rating TBC

ELMWOOD AVENUE, NORTH GOSFORTH, WOODLANDS PARK

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018



NO.1 AGENT IN THE NORTH EAST



"From organizing our first viewing to handing over the keys, we found the staff at Signature very professional and helpful. Finding a new home can be a stressful experience but we felt the service at Signature was smooth and hassle free." - Michelle

"I recently let my property through Signature. Every member of the team that I dealt with were friendly, professional and efficient." - Barry

TOP RATED ON ALLAGENTS.CO.UK

THE LARGEST
NORTH EAST HYBRID
ESTATE AGENCY WITH
HIGH END BRANCHES

OUR LOCATIONS

Whitley Bay - 0191 251 3344
Tynemouth - 0191 296 6689
Whickham - 0191 432 5102
Jesmond - 0191 281 1037
Newcastle - 0191 640 2284
Ponteland - 01661 820 082

Gosforth - 0191 640 3523
Wallsend - 0191 432 4151
Heaton - 0191 432 4275
Cramlington - 01670 897 213
Morpeth - 01670 897 155
Forest Hall - 0191 2669 966

Gateshead - 0191 432 4294
Killingworth - 0191 640 3602
Durham - 0191 303 8252
Sunderland - 0191 543 6390
Alnwick - 01665 511 800
Ryton - 0191 4139 845