



38 Kensington Avenue

Gosforth

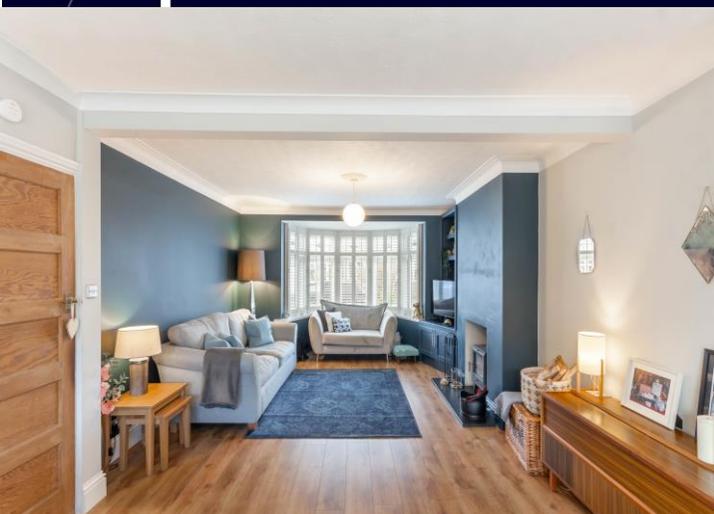


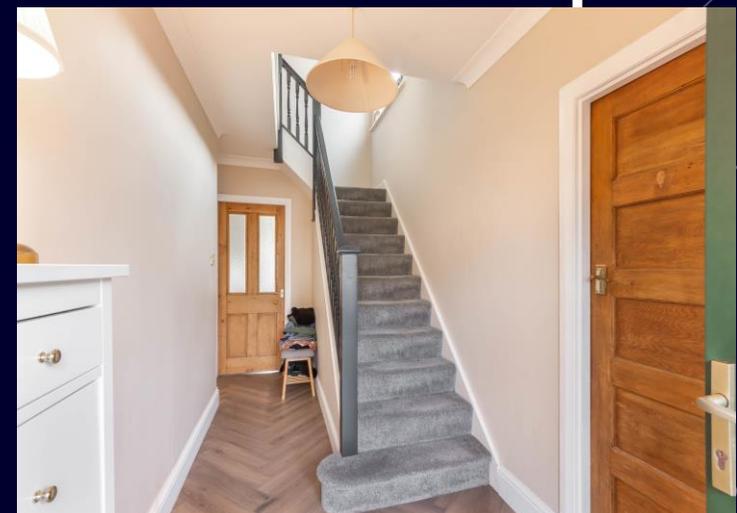
38 Kensington Avenue, Gosforth, NE3 2HP

Lovely Semi-Detached Family Home with Open Plan Living/Dining Room, Study, Fully Fitted Kitchen, Three Good Bedrooms, Family Bathroom, Lovely Rear Gardens, & Off Street Parking!

This well presented semi-detached family home is perfectly placed on the desirable Kensington Avenue, Gosforth. Kensington Avenue, which is conveniently situated just off from The Great North Road and Park Avenue, is ideally situated close to outstanding local schooling and is also placed within walking distance of Gosforth High Street and Regent Centre Metro Station, providing excellent links throughout the region.

Purchased by the current owners in 2021, the property has undergone decorative updates with new flooring to the hallway, repainted kitchen cabinets, log burner and new alcove storage added to the living room, as well as new carpets to the staircase and first floor.





The accommodation comprises: Entrance hallway with staircase leading up to the first floor | Open lounge/diner with a lovely walk in bay window, log burning stove, alcove storage and French doors onto the rear garden | Well presented kitchen with a range of cabinets, integrated appliances including double oven, hob with extractor above and a fridge freezer, as well as a breakfast bar and pantry cupboard. The kitchen also offers access onto the rear garden | Study.

First floor - Bedroom one, a good sized double bedroom with fitted wardrobes to the alcoves and a walk in bay window | Bedroom two a further double bedroom | Single bedroom with a store cupboard | Family bathroom with a three piece suite.

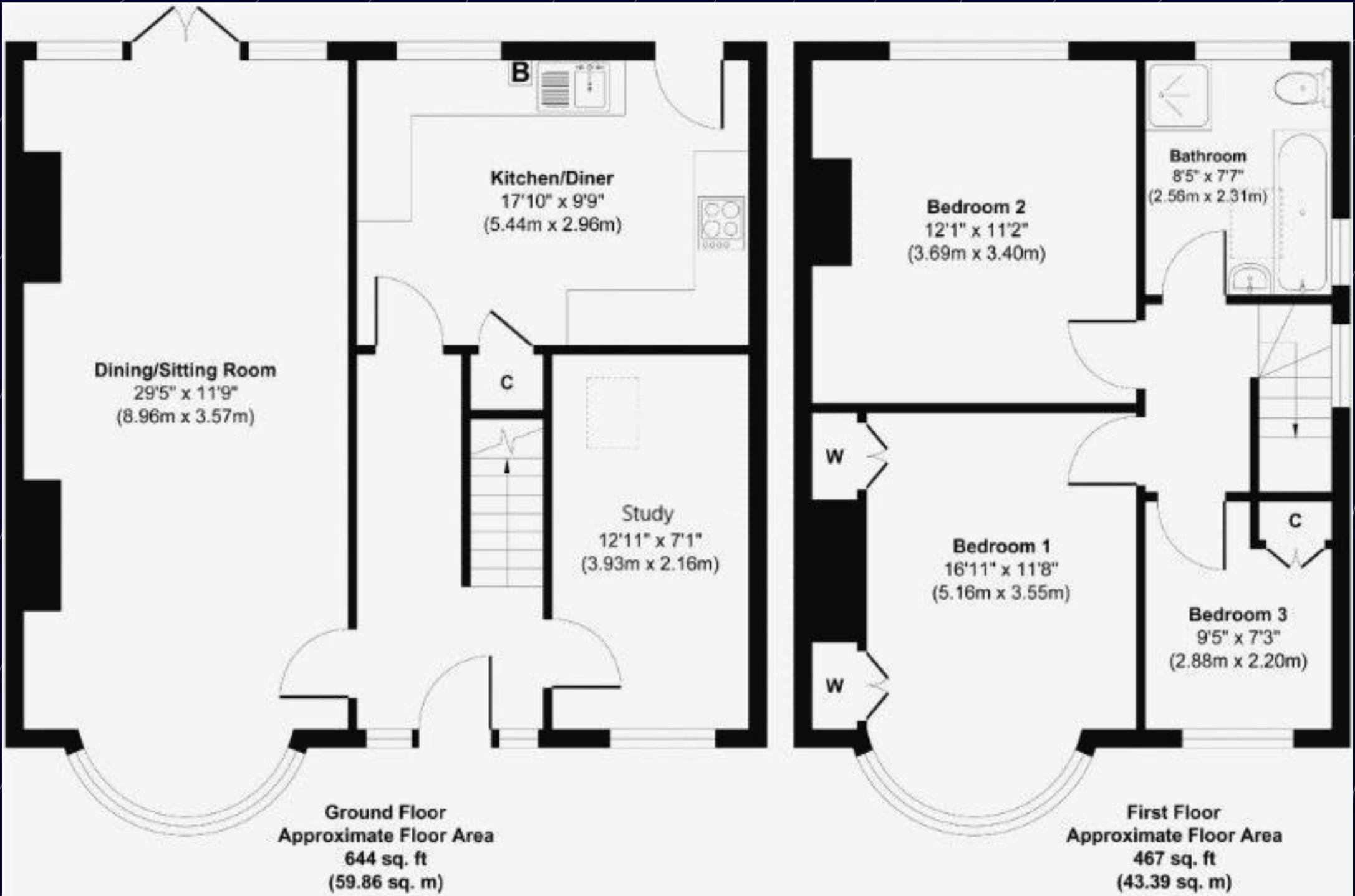
Externally, the property offers a front garden which is laid partially to lawn with a block paved driveway offering off street parking for one vehicle | Rear garden with raised decking, lawned area and a mature flower and shrub borders.

A lovely property in a sought-after location for which early viewings are highly recommend.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D

Price Guide: Offers Over £345,000





Dining/Sitting Room
 29'5" x 11'9"
 (8.96m x 3.57m)

Kitchen/Diner
 17'10" x 9'9"
 (5.44m x 2.96m)

Study
 12'11" x 7'1"
 (3.93m x 2.16m)

Bedroom 2
 12'1" x 11'2"
 (3.69m x 3.40m)

Bathroom
 8'5" x 7'7"
 (2.56m x 2.31m)

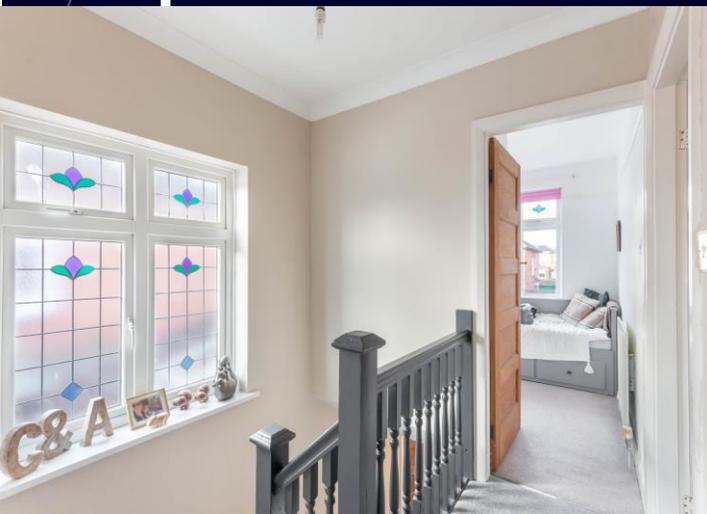
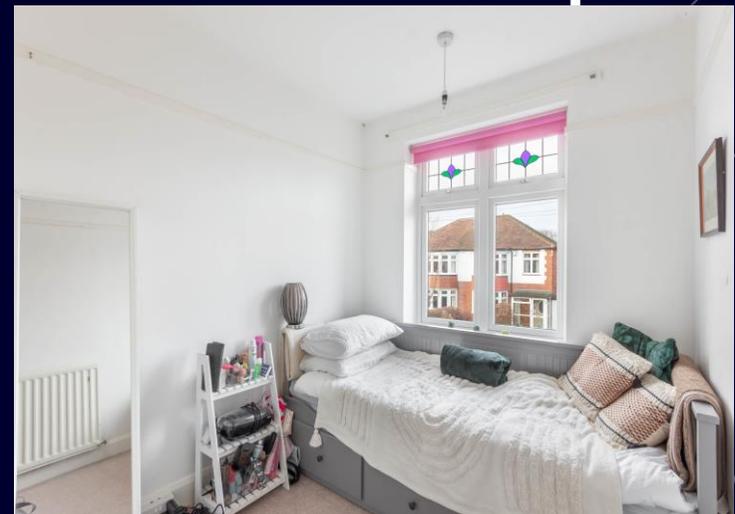
Bedroom 1
 16'11" x 11'8"
 (5.16m x 3.55m)

Bedroom 3
 9'5" x 7'3"
 (2.88m x 2.20m)

Ground Floor
 Approximate Floor Area
 644 sq. ft
 (59.86 sq. m)

First Floor
 Approximate Floor Area
 467 sq. ft
 (43.39 sq. m)

Approx. Gross Internal Floor Area 1111 sq. ft / 103.25 sq. m





SANDERSON
YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033