

# 25 Marlborough Avenue

Gosforth

  
SANDERSON  
YOUNG





## 25 Marlborough Avenue Gosforth, NE3 2HT

Well Presented Semi Detached Family Home Boasting Three Bedrooms, Family Bathroom, Two Reception Rooms, Kitchen, Off Street Parking & Beautifully Landscaped West Facing Rear Garden! This lovely three bedroom, semi-detached family home, is ideally situated on the west backing side of the desirable Marlborough Avenue, Gosforth.

Marlborough Avenue, which is within the Grange Park Estate, is ideally located to provide direct access into central Gosforth with its shops, cafes and amenities and is also placed close to Marks & Spencer, Asda & Regent Centre Metro Station, providing excellent transport links into Newcastle City Centre and throughout the region. The A1 is only a short drive away giving great accessibility for both the North and South.

The property is also located close to outstanding local schooling and is situated only a short walk from beautiful open green walks.

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**Price Guide:**  
Offers Over £275,000

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The internal accommodation comprises: Entrance hall with staircase leading to the first floor | Generous front dining room benefitting from feature fireplace and bay window | Rear living room with glazed sliding door to the garden | Kitchen with integrated appliances and modern cabinetry and worktops.

The stairs then lead up to the first floor landing and onto three bedrooms | Bedroom one is a large double to the front which benefits from a bay window and ample fitted wardrobes | Bedroom two to the rear is a further double, also with fitted wardrobes | Bedroom three is a small single/nursery or useful study space | Stylish family bathroom with separate wc.

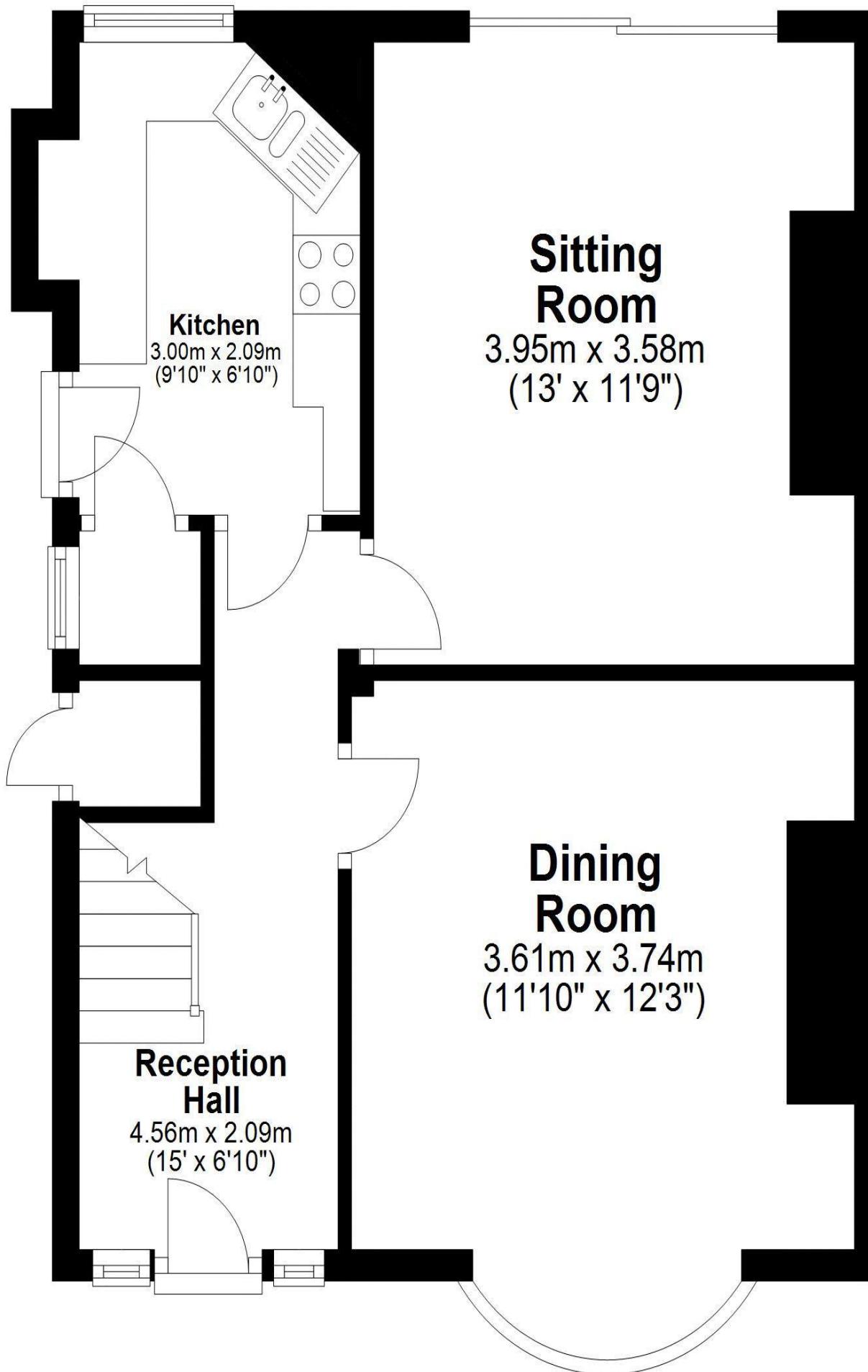
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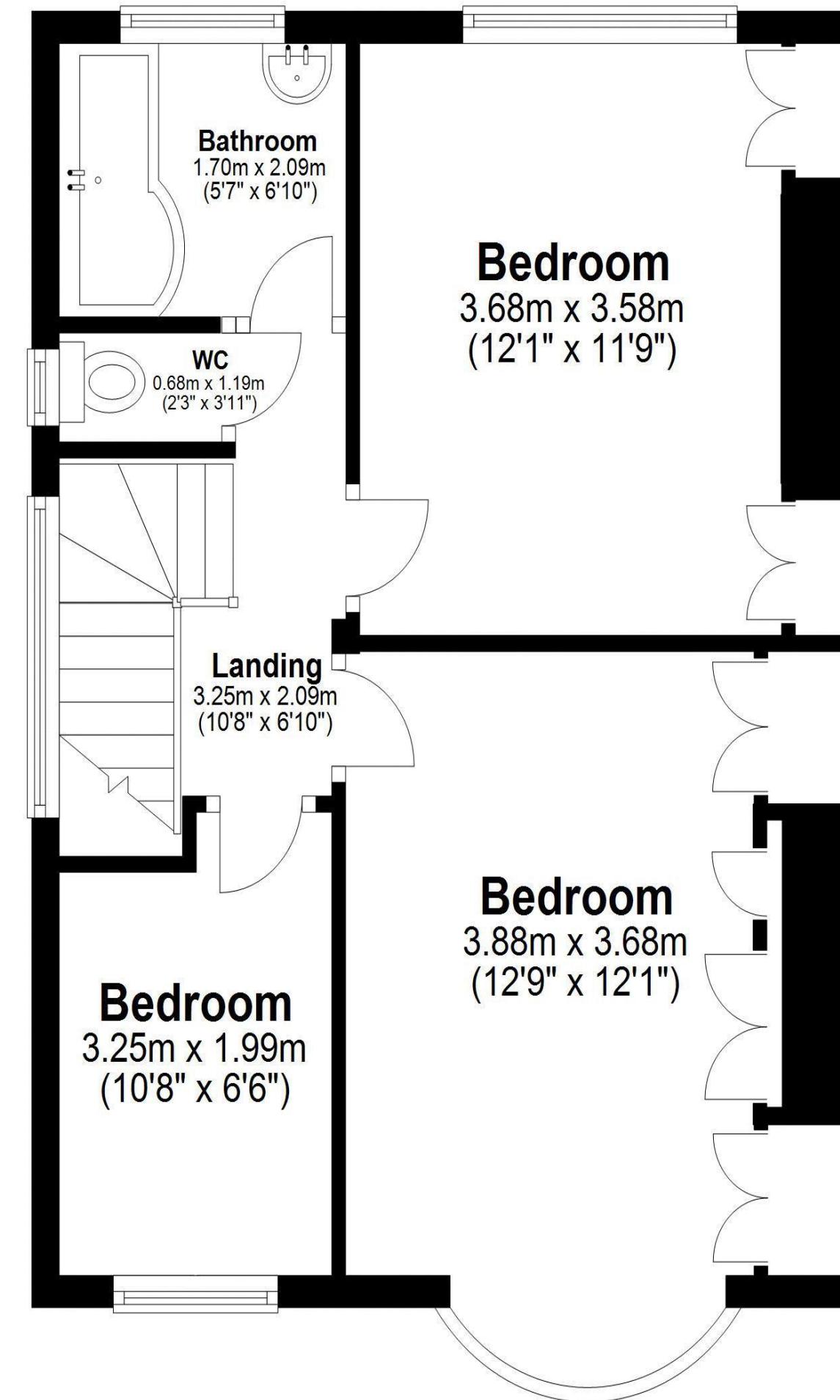
## Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



## First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)

25 Marlborough Avenue, -



Externally, the property enjoys a partially lawned front garden with a blocked paved driveway offering off street parking for one vehicle | To the rear is a fantastic west facing garden which is laid predominantly to lawn with various raised planters and paved patio terraces to enjoy in the warmer months.

This is a fantastic opportunity and early viewings are deemed essential.

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

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