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- Sought After Location
- Pedestrianised Street
- Ground Floor WC
- Freehold
- Council Tax Band *C*
- Four Bedrooms
- Extended Property
- Off Street Parking
- Close To Amenities
- Call For More Information





This delightful, extended, four-bedroom semi-detached property is located on the highly sought after Cambridge Avenue, in Forest Hall.

With its peaceful, pedestrianised street, the property offers a serene atmosphere while still being just a short walk from local amenities, including a variety of shops, and food vendors. Forest Hall is known for its friendly, community-focused vibe, making it an ideal location for families or anyone seeking a welcoming neighbourhood. Benton Metro station is just a short walk away, providing quick and easy access to both Newcastle city centre and the coast, with just a 15-minute journey into town or to the coastline.

The property has been extended to the ground floor to maximize space and functionality. Briefly comprising: - entrance hallway with access to the fourth bedroom/family room and the generous kitchen dining room which boasts fitted units and integrated appliances. Double doors lead through to the bright and airy lounge with a box bay window and there is also access off the kitchen to the sunny conservatory, a handy utility room and ground floor WC. The first floor features three good-sized bedrooms and a modern family bathroom and separate WC. Further benefits include gas central heating, double glazing, and ample storage throughout.

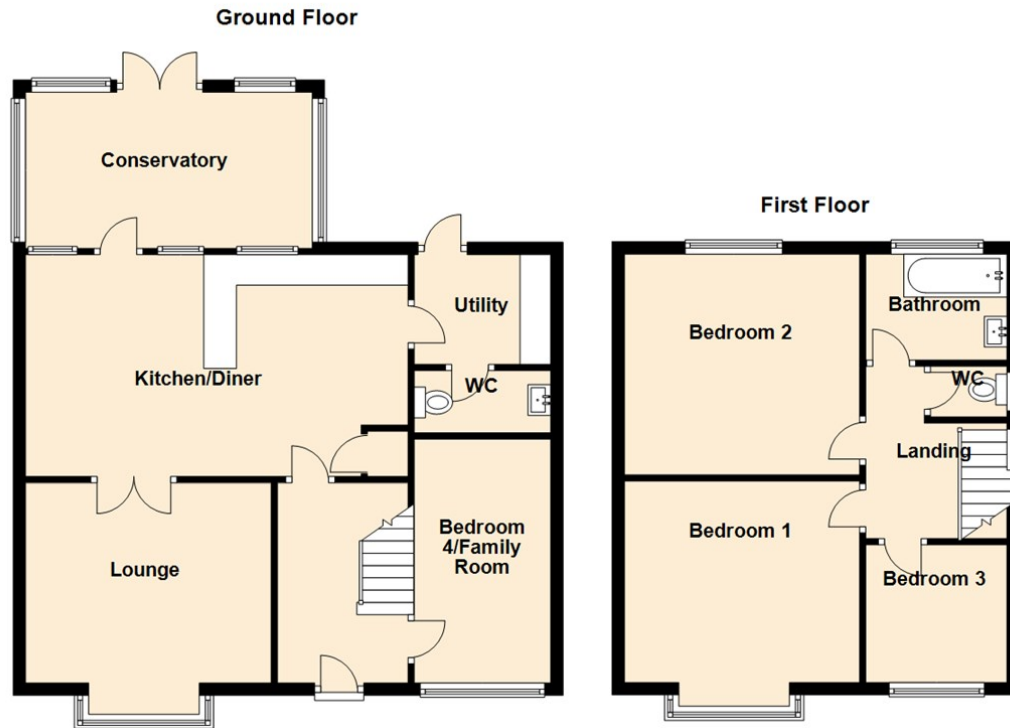
Externally there are charming, easy to maintain gardens to both the front and rear, along with a driveway providing off street parking.

We anticipate a high level of viewings on this lovely home. To arrange yours please call our sales team on 0191 270 1122.

Tenure

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

Council Tax band *C*.



Lounge 10'7" x 13'2" (3.24 x 4.03)

Kitchen 22'2" x 11'10" (6.76 x 3.62)

Conservatory 8'4" x 15'3" (2.55 x 4.67)

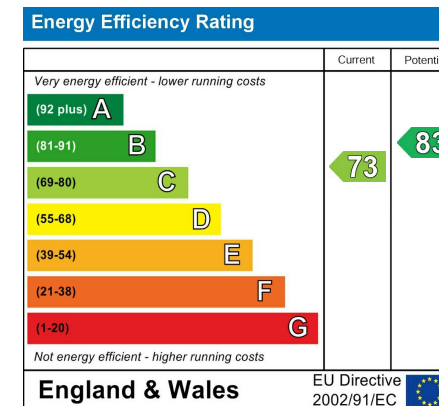
Utility Room 5'9" x 5'9" (1.77 x 1.76)

Bedroom One 12'5" x 10'7" (3.80 x 3.25)

Bedroom Two 12'5" x 12'0" (3.80 x 3.68)

Bedroom Three 6'9" x 7'6" (2.06 x 2.31)

Bedroom Four/Family Room 13'8" x 7'3" (4.18 x 2.23)



The difference between house and home

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