





- Popular Location
- Three Double Bedrooms
- Attached Garage
- Freehold
- Viewing Recommended
- Semi Detached Family Home
- Off Street Parking
- Front and Rear Gardens
- Council Tax Band \*C\*
- Call for More Information





\*\* Video Tour on Our YouTube Channel | <https://youtu.be/Lb-iVUkMHGM> \*\*

This delightful, three-bedroom, semi-detached house presents an excellent opportunity for the growing family.

Positioned in the ever-desirable Limewood Grove at the start of Woodlands Park in North Gosforth., this residence is close to local amenities, schools, and parks, making it an ideal location for family life.

Internally the property is in need of some cosmetic updating and briefly comprises to the ground floor: - entrance porch and hallway with storage, spacious lounge with bay window, dining area and kitchen with fitted units and access to the garage. To the first floor there are three bedrooms and a family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there are gardens to both the front and rear along with a driveway for off street parking leading to the attached garage.



With its appealing features and prime location, this semi-detached house is a wonderful opportunity not to be missed. For more information and to book a viewing, please call our Gosforth branch on 0191 236 1079.

#### Tenure

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

Council Tax band \*C\*.



- Lounge 11'5" x 12'9" (3.48 x 3.90)
- Dining Area 7'10" x 10'1" (2.40 x 3.09)
- Kitchen 8'9" x 9'5" (2.68 x 2.89)
- Bedroom One 11'9" x 10'11" (3.60 x 3.34)
- Bedroom Two 8'7" x 11'11" (2.64 x 3.65)
- Bedroom Three 7'10" x 8'9" (2.40 x 2.67)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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