

Offers Over £360,000

Dene Grove, South Gosforth, NE3



- Elevated position with good views
- Good natural light throughout
- Well kept gardens front and rear
- Gas central heating
- Cavity wall insulation
- No onward chain
- Double glazing
- Loft insulated to 270mm
- Very sought after area

Noel Harris Residential Sales is delighted to present this wonderful three-bedroom 1930's family home. The property enjoys an elevated position and offers lovely views of the surrounding area, including Jesmond Dene and Paddy Freeman's park beyond. This much-loved family home is now ready for new owners to add their own personal tastes. The property benefits from an energy rating of C and features a Worcester Bosch gas condensing boiler, cavity wall insulation, loft insulation measuring 270mm, and double glazing. Externally, the property features well kept gardens to the front and rear, and a driveway leading to a garage with overhead storage space. Council tax band C. Freehold. The property is offered with no chain.

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Front door featuring Rennie Mackintosh inspired glazing

Hallway. With radiator and cloaks cupboard. Coving.

Living room (front)

With radiator. Coving. Living flame gas fire. Good views.

Dining room (rear)

With radiator, gas fire, original dresser and coving. Lovely outlook into rear garden.

Breakfasting kitchen

With radiator. Fitted units with laminated work surfaces, integrated gas hob and electric oven.

Utility room

With plumbing for washing machine and space for fridge freezer. Double glazed door to rear garden. Door to garage.

First floor landing

Bedroom one (front)

With fitted wardrobes. Radiator. Lovely views over the surrounding area.

Bedroom two (rear)

With radiator. Fitted wardrobes and cupboards. Electric fire.

Bedroom three

With radiator. Good views. Fitted cupboards.

Bathroom

Modern suite with over bath shower and wash basin. Cupboard with Worcester Bosch Gas combi boiler. Radiator.

Separate w.c.

With low level w.c.

Outside

Well stocked garden to front. Driveway leading to garage with over head storage space. Lovely rear garden with well kept lawn, and borders with beautifully mature rose bushes.

Floor plan and measurements

A floor plan with approximate measurements has been included for guidance purposes only and must not be relied upon for scale or absolute accuracy. For choosing furnishings or for any other purpose, we advise additional measurements should be taken by either yourself or your chosen contractors before incurring costs.





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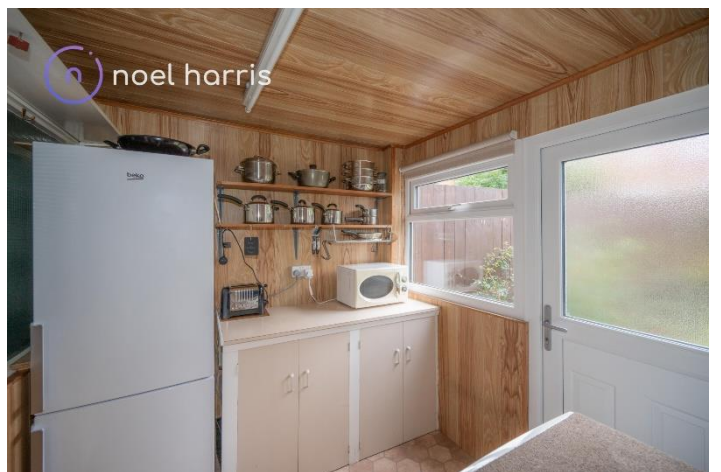
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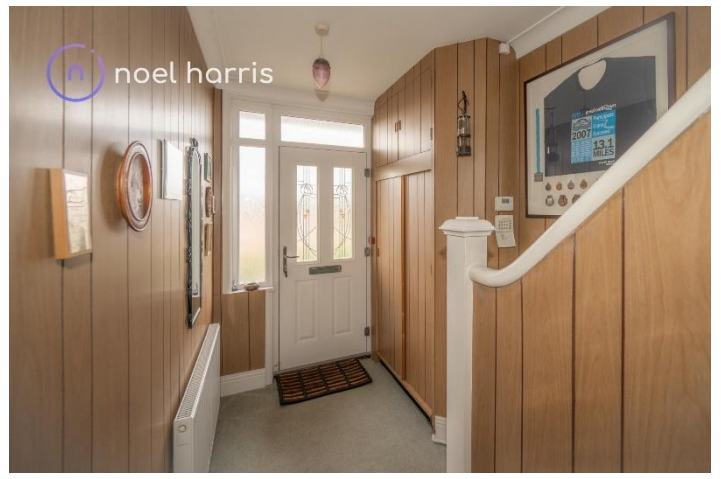
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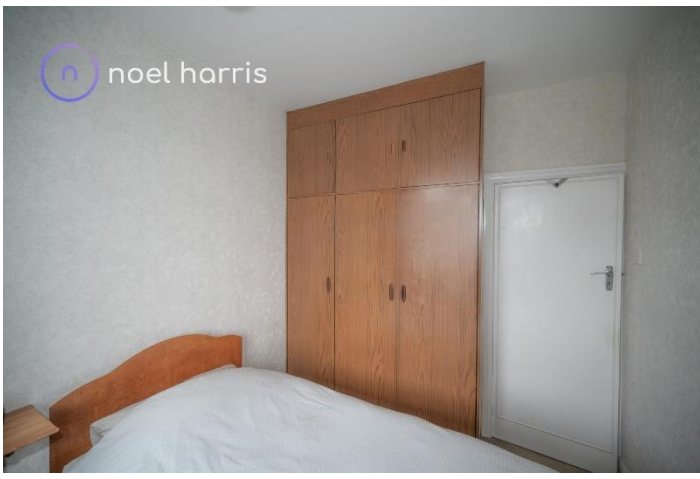
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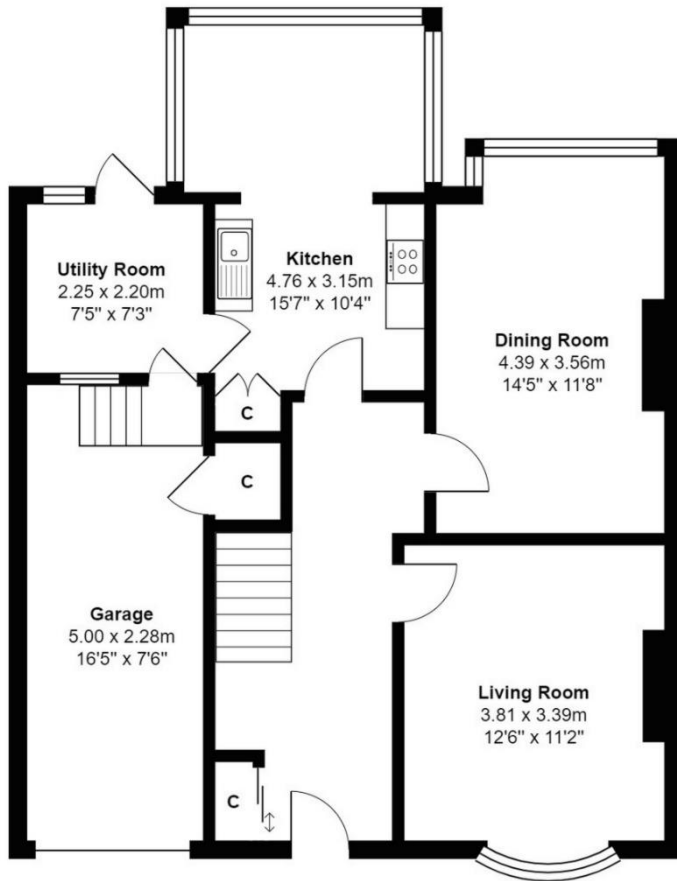


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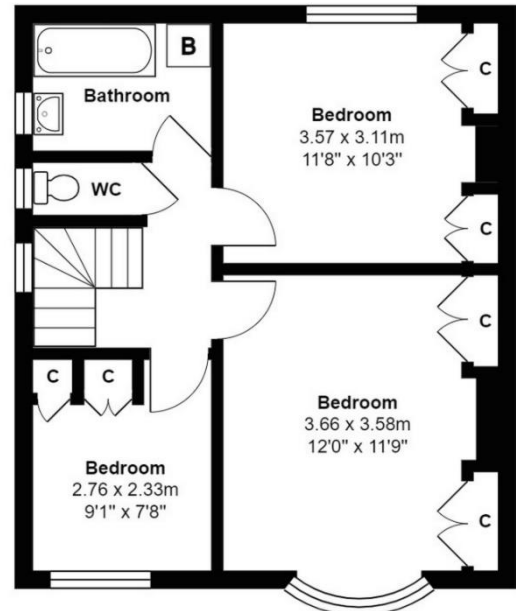


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Dene Grove



Ground Floor



First Floor

Total Area: 120.7 m² ... 1300 ft²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.