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**1 Avondale Court**  
Rectory Road, Gosforth



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £315,000



# 1 Avondale Court, Rectory Road, Gosforth, Newcastle upon Tyne NE31XQ

## SITUATION AND DESCRIPTION

A superb opportunity to purchase a three bedroom townhouse, with generous accommodation set over two floors, a lovely south facing front garden and a single garage. The property, well positioned on the much sought after Rectory Road, has been refurbished to a high standard by the current owners with a fitted kitchen with integrated appliances, and a modern cloakroom and bathroom/wc.

The accommodation briefly comprises: Vestibule, cloakroom/wc, hallway, impressive 22ft open plan living/dining room with a large square bay window to the south facing aspect, fitted kitchen with integrated appliances, three first floor double bedrooms with fitted wardrobes, bathroom/wc. Externally there is a south facing garden with a side access gate, single garage in a block and resident and visitor parking. No upward chain.

Avondale Court is well placed off Rectory Road, within walking distance of Gosforth High Street with its wide variety of shops, cafes and restaurants and the nearby Town Moor. There are also excellent bus and metro links nearby,

The property comprises:

### ENTRANCE VESTIBULE

With a security alarm panel and door to the main hallway and cloakroom/wc.

### CLOAKROOM/WC

4' x 4'7 (1.22m x 1.40m)

The cloakroom/wc has a corner close coupled wc, wash hand pedestal basin, gas boiler to the wall, neutral tiling and a double glazed window.

### RECEPTION HALLWAY

With a staircase to the first floor, with under stairs storage, and glazed doors to the kitchen/breakfast room and living/dining room.

### LIVING/DINING ROOM

22'4 x 18'1 (6.81m x 5.51m) maximum into bay

A large open plan living/dining room with a square bay

window overlooking the garden and an additional window and door leading to the garden. The living/dining room has ceiling coving, an additional double glazed window to the side, gas living flame fire with a wood surround, and TV and telephone points.

A glazed door leads from the dining area through to the kitchen.

### KITCHEN/BREAKFAST ROOM

12'2 x 12' (3.71m x 3.66m) maximum

The kitchen is fitted with a range of cream fronted wall and base cabinets with contrasting work surfaces and splash back tiling incorporating; a stainless steel sink and drainer, electric hob with extractor hood over, electric oven, integrated dishwasher, washing machine and fridge/freezer. The kitchen has two double glazed windows overlooking the front garden, a tiled floor and curved wall with space for a small bistro table and chairs.

### FIRST FLOOR LANDING

The first floor landing has a roof light and two built-in storage cupboards with shelving.

### BEDROOM ONE

11'4 x 13'9 (3.45m x 4.19m)

A large double bedroom with a feature square double glazed window overlooking the garden and built-in wardrobes.

### BEDROOM TWO

10'7 x 10'5 (3.23m x 3.18m)

A double bedroom with a feature double glazed square bay window overlooking the garden and built-in double door wardrobes.

### BEDROOM THREE

11'8 x 11'4 (3.56m x 3.45m)

A third double bedroom with a double glazed window overlooking the communal gardens and a double door built-in wardrobe.

### BATHROOM

5'4 x 7'6 (1.63m x 2.29m)

The bathroom has a white suite comprising; Jacuzzi style



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bath with a shower off the taps, close coupled wc and wash hand pedestal basin. The bathroom has attractive neutral marble style tiling, a heated towel rail and a window.

#### **EXTERNALLY**

Avondale Court benefits from a private, south facing garden which is part paved, with raised beds and mature planting. There is access to at side of the property to a gate which leads to the communal gardens and parking area.

The property benefits from a single garage within a block to the rear of the development with additional residents parking available.

No upward chain.

#### **SERVICES**

The property has mains gas, electric, water and drainage.

#### **TENURE**

Leasehold

#### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: E



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