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**15 Lilburn Gardens**  
South Gosforth



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £390,000



# 15 Lilburn Gardens, South Gosforth, Newcastle upon Tyne NE3 1SU

## SITUATION AND DESCRIPTION

A fabulous opportunity to purchase this extremely unique, Edwardian semi-detached property, boasting a fabulous lawned garden to the rear. The property, occupied by the current owner for the past 28 years, was vastly extended in 2004 to provide four reception rooms, as well as three bedrooms to the first floor with a beautifully extended bathroom.

The accommodation briefly comprises: entrance hallway, living room, dining room, garden room, kitchen, utility room, wc, music room/study, three bedroom to the first floor, luxury bathroom/wc, sizeable lawned garden to the rear with vegetable garden and patio seating area, fully boarded loft with velux rooflight, on street permit parking

The property comprises:

## ENTRANCE HALLWAY

With ceiling coving, dado rail, radiator and engineered wood flooring. There are stairs leading to the first floor landing with under stairs storage cupboard and doors leading to the principal reception rooms.

## LIVING ROOM

14'11 x 13'3 (4.55m x 4.04m)

The principal reception room to the front of the property has a sash bay window, ceiling coving and rose and dado rail. There is a gas living flame fire with marble inset and hearth with decorative stone surround, radiator, TV and telephone point.

## DINING ROOM

14'4 x 11'5 (4.37m x 3.48m)

A formal dining room with ceiling coving, rose and picture rail, radiator, gas fire with marble

surround and double doors leading to a garden room.

## GARDEN ROOM

17'11 x 11' (5.46m x 3.35m)

A lovely addition to the property with vaulted conservatory UPVC roof with solid walls and double doors leading to the garden. There is laminate wood flooring, radiator and TV point.

## KITCHEN

17'10 x 8'2 (5.44m x 2.49m)

The galley style kitchen is fitted with wood wall and base units with roll top work surfaces incorporating a one and a half Franke sink and drainer. There is an integrated Neff dishwasher, John Lewis double oven, induction electric hob with extractor hood. The central heating boiler is fitted to the wall and there is laminate wood flooring, splash back tiling, ceiling spot lighting and two windows to the side elevation.

A door leads to the utility room.

## UTILITY ROOM

Fitted with base and full height units with space for American fridge freezer, washing machine and tumble dryer. There is a one and a half fitted sink and drainer, internal window to the music and garden rooms, spot lighting and door leading to the passage with access to the rear garden and door to the front.

## CLOAKROOM/WC

Fitted with close coupled wc, wall mounted wash basin, splash back tiling and radiator.

From the rear passage a door leads to the music room/study.



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### **MUSIC ROOM/STUDY**

13'8 x 10'3 (4.17m x 3.12m)

A useful addition with home office accommodation with laminate wood flooring, TV point, radiator and wall lighting. There are double doors with windows to the rear elevation leading through to the garden.

Returning to the hallway stairs lead to the first floor landing.

### **FIRST FLOOR LANDING**

With stained glass sash window to the side elevation, ceiling coving and dado rail and also the bedroom and bathroom accommodation.

### **BEDROOM ONE**

13'8 x 11'3 (4.17m x 3.43m)

A master double bedroom with sash window to the rear elevation, ceiling coving and radiator and two double fitted wardrobes.

### **BEDROOM TWO**

13'9 x 8'11 (4.19m x 2.72m) excluding wardrobes

A second double bedroom with sash window to the front elevation, two double fitted wardrobes and radiator.

### **BATHROOM**

13'2 x 5'11 (4.01m x 1.80m) plus 6'7 x 6'4 (2.01m x 1.93m)

A fabulous extended bathroom with full tiling to the walls and floor with under floor heating and a suite comprising large shower cubicle with rain shower attachment, bath with shower attachment, twin basins with mirrors and storage cabinets and enclosed wc. There is a chrome ladder radiator, spot lighting, laminate panelling to the bath area and two Velux roof lights. There is a feature stained glass sash window to the rear elevation.

### **SEPARATE WC**

With close coupled wc, half wood panelling to the walls and a sash window to the side elevation.

### **BEDROOM THREE**

10' x 8'4 (3.05m x 2.54m)

With sash window to the front elevation and radiator.

### **EXTERNALLY**

To the front of the property is a town garden with front entrance door and door to the side of the property leading through to the passage.

The fully enclosed rear garden is extremely sizeable and enjoys mature border planting, stone flagged patio area and pathways, lawned areas and fenced boundary. There is a vegetable garden to the foot of the lawn and further seating area.

### **SERVICES**

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

### **TENURE**

Freehold

### **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



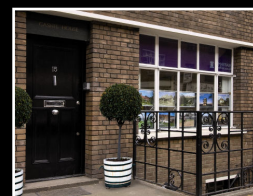
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