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21 Delaval Terrace
Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £189,950



21 Delaval Terrace, Gosforth, Newcastle upon Tyne NE3 4RT

SITUATION AND DESCRIPTION

A rare opportunity to purchase this two bedroom, mid terraced property, located on this popular residential road within the Ashburton Village area of central Gosforth. In need of some modernisation, the property has been extremely well maintained with full UPVC double glazing and gas central heating. Externally, there is a south facing courtyard to the rear providing off street parking, and a front town garden.

The accommodation briefly comprises: entrance hallway, living room, dining room, kitchen, two double bedrooms, shower room/wc, front town garden, private south facing yard with off street parking, on street parking. No upward chain

The property comprises:

ENTRANCE VESTIBULE

With ceiling coving and dado rail and glass panelled door leading through to the hallway.

HALLWAY

With decorative ceiling coving and architraves, radiator and stairs leading to the first floor landing.

LIVING ROOM

12'4 x 15'10 (3.76m x 4.83m) maximum into bay

The principal reception room has a UPVC bay window to the front elevation, ceiling coving and rose, radiator and gas fire with decorative wood surround.

DINING ROOM

14'9 x 12'7 (4.50m x 3.84m) maximum

A second reception space with UPVC window to the rear elevation, ceiling coving, radiator, telephone point and fire recess with marble hearth.

KITCHEN

11'7 x 7'1 (3.53m x 2.16m)

Fitted with wood wall and base units with roll top work surfaces incorporating a sink and drainer. There is space for a cooker, fridge freezer and dishwasher, pantry cupboard, UPVC window to the side elevation and door leading to the rear yard.

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

FIRST FLOOR LANDING

With loft access and storage cupboard.

BEDROOM ONE

12'4 x 14'11 (3.76m x 4.55m) excluding wardrobes

An excellent sized master bedroom with two UPVC windows to the front elevation, radiator, ceiling coving and two storage wardrobes to either alcove.

BEDROOM TWO

12'5 x 10' (3.78m x 3.05m)

A second double bedroom with UPVC window to the rear elevation and radiator.



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BATHROOM

9'6 x 6'11 (2.90m x 2.11m)

Currently used as a wet room with electric shower, close coupled wc and wash hand pedestal basin. There is a radiator and storage cupboard housing the central heating boiler.

EXTERNALLY

To the front is a town garden and to the rear is a fully enclosed south facing courtyard with up and over garage door and gate leading to the rear lane.

SERVICES

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

TENURE

Freehold

FLOOD RISK

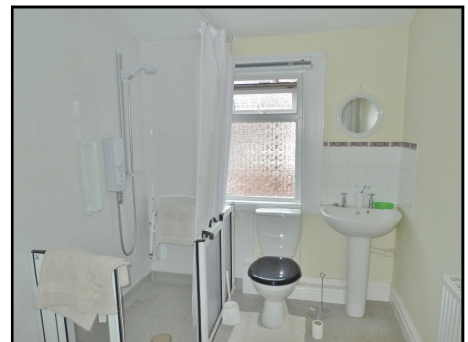
Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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