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1 South Ridge
Brunton Park, Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £345,000



1 South Ridge, Brunton Park, Gosforth Newcastle upon Tyne NE3 2EJ

SITUATION AND DESCRIPTION

A rare opportunity to purchase a traditional semi detached house, circa 1938, with many of its period and original features retained including stained glass and leaded windows, oak panelling to the hallway and staircase, fireplaces, original door furniture and a bathroom with Vitrolite panels. The three bedroom family home, lived in by the current owners for 27 years, has an excellent south facing rear garden overlooking the sports ground, with a large front garden, driveway and garage.

The accommodation briefly comprises: entrance porch, reception hallway, living room, dining room, kitchen/breakfast room, utility room/lobby, three bedrooms, bathroom and separate wc, south facing terrace and gardens, front garden with long driveway and garage.

The property is well positioned in Brunton Park, occupying a generous corner site, and with easy access to the local shops and amenities, as well as the A1 for commuting throughout the region, and excellent public transport links to the city centre and Gosforth High Street.

The property comprises:

ENTRANCE PORCH

The entrance porch has a quarry tiled floor, a glazed door to the reception hallway and windows to the front.

RECEPTION HALLWAY

16'1 x 9'9 (4.90m x 2.97m) maximum inclusive of staircase and cloaks area.

A fabulous reception hallway with original oak panelling to the hallway and half panelling to the staircase. There is a stained glass and leaded window to the front elevation, a plate rack, radiator and doors to the principal reception rooms and the L shaped under stairs cloaks area.

DINING ROOM

16'3 x 12'1 (4.95m x 3.68m) maximum into bay

A beautiful formal dining room with oak panelling, a stained glass and leaded bay window to the front

elevation overlooking the garden and an original open fire with tiled insert and hearth and wood surround. The main feature of the dining room is the beautiful oak panelling and plate rack and there is a radiator set into the bay window.

LIVING ROOM

20'3 x 12'1 (6.17m x 3.68m) maximum into bay

A good sized living room with excellent natural light provided by the large square bay window and door to the rear terrace overlooking the garden.

The living room has an open fire with a marble insert and hearth with a decorative surround. The room has a square bay window, overlooking the garden, with stained glass and leaded upper panes, a picture rail, TV point and a radiator.

KITCHEN/BREAKFAST ROOM

12'4 x 9'9 (3.76m x 2.97m) plus 3'1 x 4'4 (0.94m x 1.32m)

The family kitchen/breakfast room has a leaded window to the rear overlooking the garden, with leaded and stained glass upper panes, and is fitted with a range of base units with contrasting work surfaces with an inset sink and drainer, space for a gas cooker and space for a fridge/freezer within the pantry area. There is a breakfast bar area with stools and a radiator.

A door leads to the side lobby/utility area from the kitchen/breakfast room.

SIDE LOBBY/UTILITY

With plumbing for a washing machine, space for a tumble dryer, two built-in stores and doors to the garage and to side of the house.

FIRST FLOOR LANDING

The first floor landing has a stained glass leaded window to the side elevation, half wall oak panelling and a radiator.



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BEDROOM ONE

16'6 x 12'3 (5.03m x 3.73m) maximum into bay and alcoves

A large double bedroom with a leaded bay window to the front elevation with stained glass and leaded upper panes, and a radiator set into the bay.

BEDROOM TWO

16'9 x 12'3 (5.11m x 3.73m) maximum into bay and alcoves

A double bedroom with an original tiled fireplace, a leaded bay window overlooking the rear garden, with stained glass and leaded upper panes, and a radiator set into the bay.

BEDROOM THREE

9'9 x 10'8 (2.97m x 3.25m) maximum into bay

A charming third bedroom, currently used as a study, with a leaded bay window to the front elevation, with stained glass and leaded upper panes and a radiator.

FAMILY BATHROOM

9'9 x 6'1 (2.97m x 1.85m) maximum inclusive of cupboard

The bathroom has the original cast iron bath and wash hand pedestal basin and 'Vitrolite' panelling to the walls. There is a stained glass and leaded window to the rear, a radiator and chrome heated towel rail. There is access to the loft from the bathroom and a built-in cupboard with shelving.

SEPARATE WC

With a low level wc, 'Vitrolite' to the walls and a leaded window to the side.

EXTERNALLY

A generous front garden with a long driveway providing off street parking for two cars with well stocked borders to each side. The driveway leads to the garage.

GARAGE

A single garage with an up and over door, lighting, an electric car charge point and a door to the utility area.

The rear garden has a lovely south facing open aspect looking towards the sports ground. There is a terrace seating area leading from the living room, with wrought iron railings, and steps leading down from this area to the garden.

The private south facing garden is lawned with mature trees and shrubs giving both privacy and shelter, with a gravelled beach area and excellent secure storage beneath the house.

No upward chain



SERVICES

The property has mains electric, 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: E



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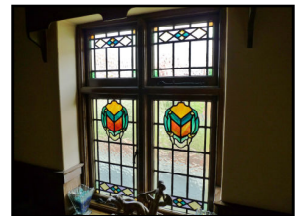
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