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5 Gosforth Terrace

Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £320,000



5 Gosforth Terrace, Gosforth, Newcastle upon Tyne NE3 1RT

SITUATION AND DESCRIPTION

A unique and stylish, four bedroom, stone built, mid terraced property with spacious accommodation set over three floors. Situated on this lovely pedestrianised street in South Gosforth, the property is just a few hundred metres from the South Gosforth Metro Station. Local shops are a few minutes walk away and Gosforth High Street is within half a mile with excellent amenities such as banks, shops, restaurants and it is also within the catchment area of outstanding local schools for all ages.

The accommodation briefly comprises: entrance hallway, living/dining room, kitchen, utility area, breakfast room with vaulted ceiling, three bedrooms to first floor, bathroom/wc, second floor double bedroom with en-suite shower room/wc, garden, rear courtyard, on street parking

To the front of the property is a garden and to the rear is a paved courtyard with a roller shutter garage door.

The property comprises:

ENTRANCE VESTIBULE

With ceiling coving, solid wood flooring and glass panelled decorative door leading to the hallway.

HALLWAY

With ceiling coving and dado rail, stripped wood flooring and barrel style radiator. There are stairs leading to the first floor landing with under stairs storage area.

A door leads to the living room/dining room.

LIVING ROOM/DINING ROOM

15'8 x 14'9 (4.78m x 4.50m) plus 13'11 x 11'10 (4.24m x 3.61m)

This open plan reception room offers versatile accommodation with UPVC bay window to the front elevation with window seat and working shutters, ceiling coving and decorative moulding and open fire with a slate surround and tiled inset. There are two storage cupboards, two cabinets to alcoves and barrel style radiator. There is open access through to the rear of the room with ceiling coving, open cast iron fire with marble surround, two shelved storage cupboards to the alcoves and barrel style radiator. There is a telephone point and internal open window with working shutters to the kitchen.

KITCHEN

11'1 x 9'4 (3.38m x 2.84m) maximum

With feature exposed stone walls, window and door to the rear elevation and two Velux roof lights. There is a range of high gloss wall and base units with wood worktops incorporating a one and a half ceramic sink and drainer. The kitchen has an integrated double oven, five burner gas hob and extractor hood with space for dishwasher.

This is open to a utility area.

UTILITY AREA

9'11 x 6'8 (3.02m x 2.03m)

A useful storage area with space for an American fridge freezer and washing machine and high gloss base units with hardwood worktops.

This in turn leads to the dining/breakfast room.

DINING/BREAKFAST ROOM

13'7 x 8'7 (4.14m x 2.62m)

A lovely space with two Velux roof lights and UPVC window to the side elevation, fitted dresser style storage to one wall and radiator.



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Returning to the hallway stairs lead to the half landing with access to the bathroom/wc.

BATHROOM/WC

10'3 x 7'5 (3.12m x 2.26m)

With suite comprising double ended bath with shower attachment, close coupled wc and wash hand pedestal basin. There are two frosted UPVC windows to the side elevation, tiling to the bath, ceiling spot lighting, barrel style radiator and storage cupboard with gas central heating boiler.

FIRST FLOOR LANDING

With ceiling coving, dado rail, stairs leading to the second floor and under stairs storage cupboard.

BEDROOM ONE

13'11 x 11'9 (4.24m x 3.58m)

With a double glazed wood sash window to the rear of the property, barrel radiator and ceiling coving.

BEDROOM TWO

12'10 x 11'8 (3.91m x 3.56m)

A second double bedroom with ceiling coving, barrel style radiator and double glazed wood sash window to the front elevation.

BEDROOM THREE

8'8 x 6'9 (2.64m x 2.06m)

A single bedroom with double glazed timber framed sash window to the front elevation and radiator.

Stairs lead to the second floor landing.

SECOND FLOOR LANDING

With storage cupboard with hanging rail and solid wood flooring. Access to roof storage space.

BEDROOM FOUR

16'4 x 9'1 (4.98m x 2.77m)

A double bedroom with UPVC dormer window to the front elevation and Velux roof light to the rear. There are two radiators and cast iron fire surround.

EN-SUITE SHOWER ROOM

Fitted with corner shower cubicle, enclosed wc and wash basin. There is a Velux roof light, ladder radiator and stripped wood flooring.

EXTERNALLY

To the front of the property is a lovely west facing garden with patio area and gravel surface offering excellent privacy with mature trees and border planting. There is also a gate giving access to the rear pedestrian lane.

To the rear of the property is a fully enclosed rear courtyard with patio area and garage door providing off-street parking.

SERVICES

The property has mains electricity, gas, water and drainage

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.vo.gov.uk

ENERGY PERFORMANCE RATING:

Grade: E



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