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34 Alwinton Terrace
Gosforth



SANDERSON YOUNG
estate agents &
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Price Guide: £329,950



34 Alwinton Terrace, Gosforth, Newcastle upon Tyne NE3 1UB

SITUATION AND DESCRIPTION

An extremely attractive, three bedroom, semi-detached property situated on this prime residential road in the heart of central Gosforth. The property is extremely well presented, with stylish and contemporary interior design and décor blending with lovely original features, and benefits from an excellent lawned garden to the rear.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, fabulous open plan living area to the ground floor creating excellent light and space, fitted kitchen, garden room with vaulted ceiling, utility room, three bedrooms to the first floor, luxury bathroom/wc, front town garden, excellent lawned rear garden, no upward chain

The property is conveniently located providing easy access to a range of local amenities on Gosforth High Street and transport links to Newcastle city centre, and is within walking distance of South Gosforth Metro station.

The property comprises:

ENTRANCE HALLWAY

the central reception hallway has a double glazed timber framed frosted window to the front elevation, storage metre cupboard, radiator, solid wood flooring and glass panelled door leading to the cloakroom/wc. There is a radiator and stairs leading to the first floor landing with under stairs storage cupboard.

CLOAKROOM/WC

Fitted with close coupled wc and wash hand pedestal basin. There is a frosted double glazed timber framed window to the front elevation, radiator and splash back tiling.

From the hallway a door leads to the open plan living/dining area and kitchen.

LIVING AREA

13'5 x 12'2 (4.09m x 3.71m) max into bay

The formal living area has a double glazed timber framed bay window to the front elevation, ceiling coving and rose, door to the hallway and radiator. There is a cast iron fire surround with gas living flame fire.

DINING AREA

13'10 x 12'4 (4.22m x 3.76m) plus 9'9 x 8'4 (2.97m x 2.54m)

The excellent sized dining area has an internal window and glass panelled double doors to the garden room, cast iron decorative fire, solid oak flooring and radiator. There is shelved open storage to the alcoves and open access to the fitted kitchen.

KITCHEN

11'9 x 4'7 (3.58m x 1.40m)

Fitted with wood wall and base units with rolltop work surfaces incorporating a one and a half sink and drainer. There is an integrated oven, gas hob, extractor hood and space for a dishwasher and fridge/freezer. The kitchen has splash back tiling and flooring, window to the rear elevation and gas central heating boiler fitted to the wall.

A door leads to the utility room.

UTILITY ROOM

With shelving and space and plumbing for a washing machine and tumble dryer.

From the dining area a door leads to the garden room.

GARDEN ROOM

14'2 x 10' (4.32m x 3.05m)

A fabulous garden room with double glazed timber framed window and glass panelled door leading to the garden and two 'Velux' roof lights with vaulted ceiling. There is laminate wood flooring and electric wall heater.

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

FIRST FLOOR LANDING

With frosted double glazed timber framed window to the side elevation, loft access and double storage cupboard.

BEDROOM ONE

12'5 x 9'1 (3.78m x 2.77m) excluding wardrobes

A double bedroom with timber framed double glazed window to the front elevation, radiator and triple fitted wardrobes. There is stripped wood flooring and cast iron fire surround with decorative tiled hearth.



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BEDROOM TWO

12' x 10'7 (3.66m x 3.23m) maximum

A second double bedroom with timber framed double glazed window overlooking the rear garden, picture rail, radiator and cast iron fire surround.

BEDROOM THREE

8'5 x 8'3 (2.57m x 2.51m)

A single bedroom currently used as a study has a double glazed timber framed window to the front elevation, radiator and stripped wood flooring.

BATHROOM/WC

7'6 x 8'2 (2.29m x 2.49m)

With full travertine tiling to the walls the bathroom has a suite comprising contemporary double ended bath, double shower cubicle with rainfall style shower, wash hand pedestal basin and close coupled wc. There are two frosted timber framed windows to the rear elevation, spot lighting and radiator.

EXTERNALLY

To the front of the property is a wall boundary with gated entrance leading to the front stone flagged patio courtyard with border planting and fenced boundary. The fully enclosed rear garden enjoys excellent privacy and is predominately laid to lawn, with mature borders and stone flagged patio areas, fenced boundary and mature trees.

SERVICES

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

TENURE

Freehold

FLOOD RISK

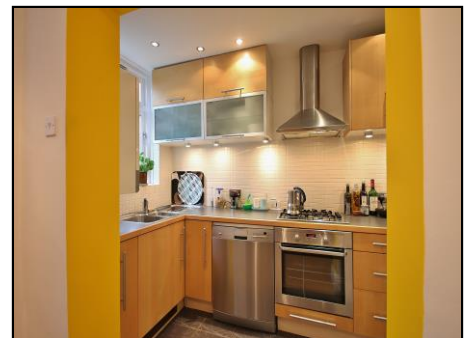
Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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