



rare!

From Sanderson Young



14 Westfield Avenue
Gosforth



14 Westfield Avenue, Gosforth, Newcastle upon Tyne NE3 4YH

Guide Price £899,995

A rare opportunity to purchase a period semi detached house, circa 1908, in a prime central Gosforth location with a fabulous double length garden plot extending through to Westfield Grove, a generous driveway and detached garage. The five bedroom property, owned by the current family for over 50 years and with only two previous owners, has accommodation set over three floors and has retained lovely traditional features including sash windows to the front elevation, original china cabinets, ceiling coving and picture rails, and period fireplaces to the reception and bedrooms. The property, requiring some updating, benefits from gas central heating and uPVC double glazing to the rear elevation.

Vestibule | Reception hallway | Cloakroom/wc | 19ft Sitting room with doors opening to the garden
Impressive 18ft dining room | Morning room overlooking the garden | Fitted kitchen and pantry | First floor:
three double bedrooms | Bath/shower room and separate wc | Second floor: two double bedrooms | Superb
mature west facing rear garden and greenhouse | Driveway and garage accessed from Westfield Grove | No
upward chain

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | EPC: E

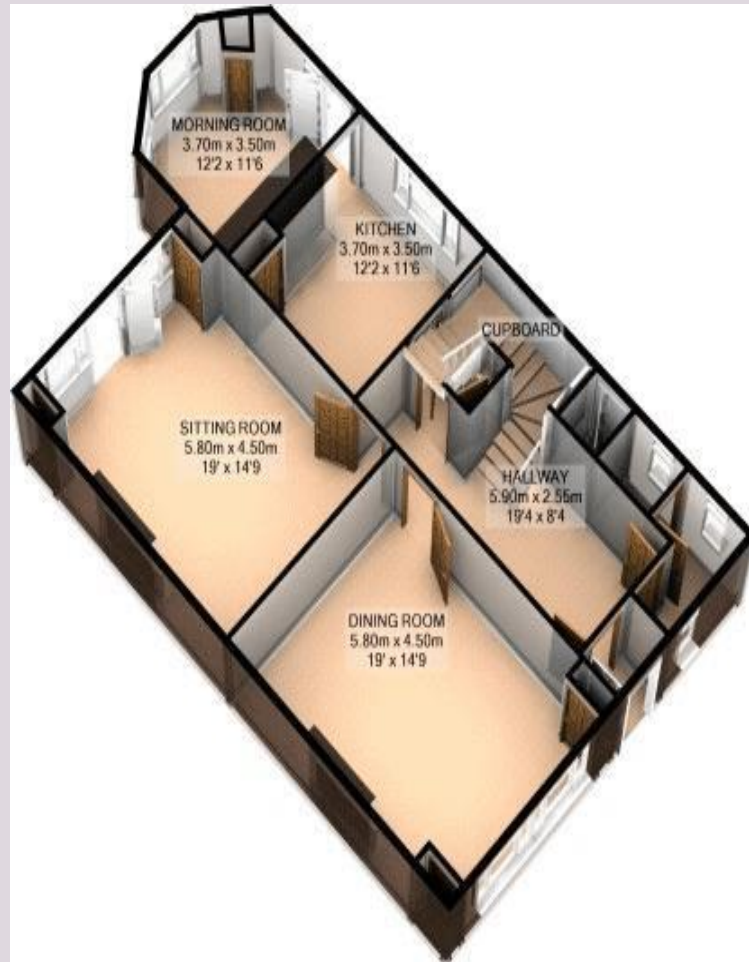
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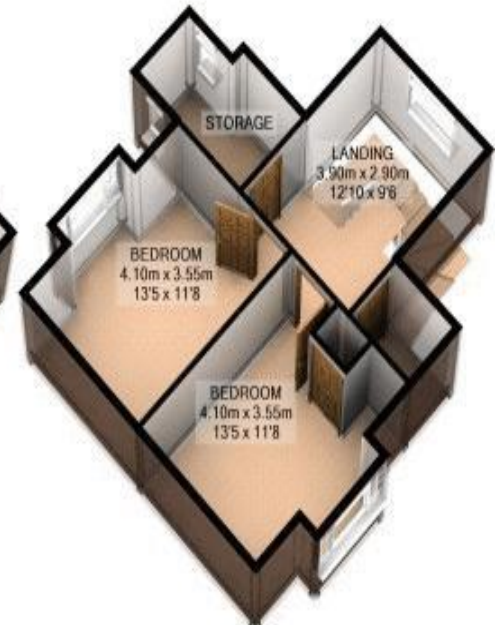




GROUND FLOOR
APPROX. FLOOR
AREA 100.7 SQ.M.
(1084 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 72.8 SQ.M.
(784 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)

TOTAL APPROX. FLOOR AREA 218.8 SQ.M. (2356 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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