



rare!

From Sanderson Young



23 Adeline Gardens
Gosforth



23 Adeline Gardens, Gosforth, Newcastle upon Tyne NE3 4JQ

Offers in Excess of £699,950

A fabulous three-storey, semi-detached house which provides beautifully presented accommodation throughout, with the added advantage of a stunning, west-facing garden to the rear, driveway and larger style attached garage. The five/six bedroom family home has retained many period and original features including impressive wood panelling to the reception hallway and staircase, stained glass and leaded windows, original internal doors and decorative ceiling coving.

Entrance porch | Reception Hallway | Cloakroom/wc and General Storage Room | Dining Room | Sitting room with door opening to the rear garden | Excellent family kitchen/breakfast room with four oven AGA | Laundry room | First floor Three bedrooms with fitted wardrobes | Study/6th bedroom | Luxury family bathroom with separate shower | Second floor Two generous bedrooms | Bathroom/wc | Driveway and large attached garage | Attractive west facing rear garden.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Energy Performance Certificate: E

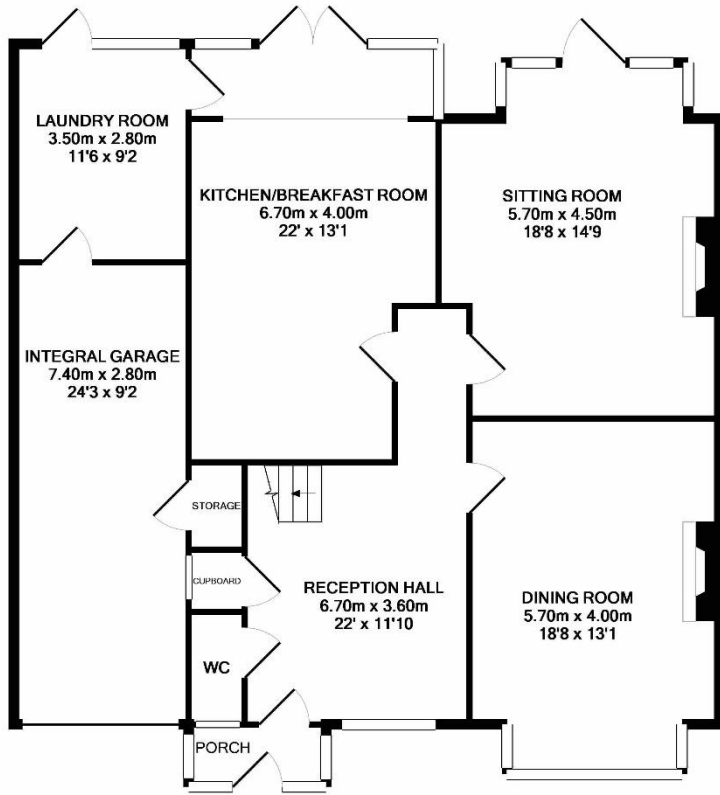
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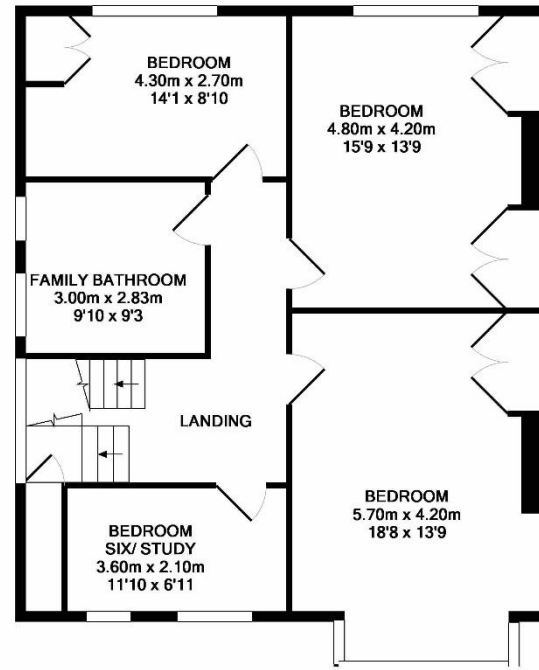




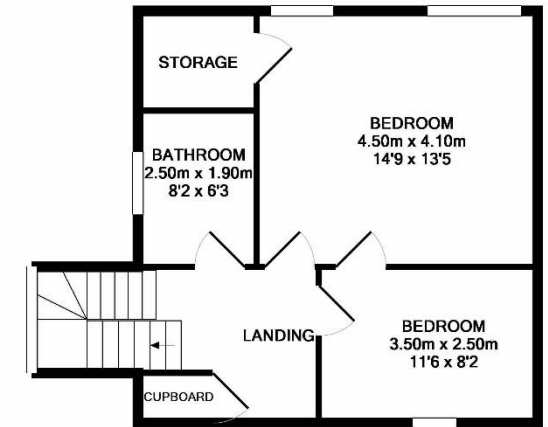




GROUND FLOOR
APPROX. FLOOR
AREA 124.9 SQ.M.
(1345 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 83.2 SQ.M.
(895 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 45.1 SQ.M.
(486 SQ.FT.)

TOTAL APPROX. FLOOR AREA 253.2 SQ.M. (2726 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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