



**31 Woodbine Road**

Gosforth





31 Woodbine Road, Gosforth, Newcastle upon Tyne NE3 1DD

Guide Price £350,000

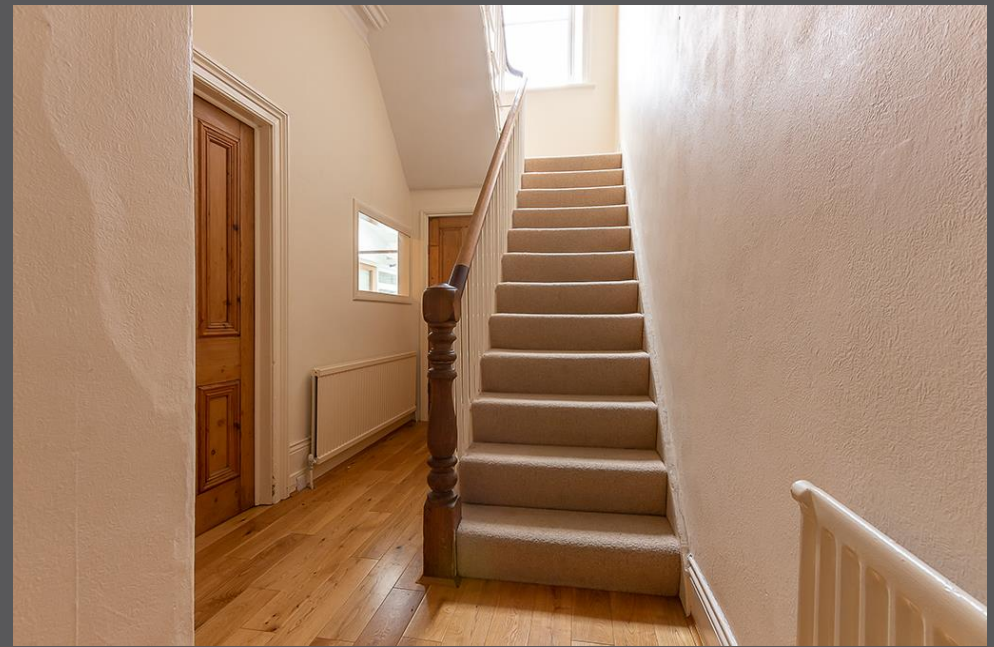
An attractive three bedroom mid terraced house, with an additional large loft room, front town garden and south facing rear courtyard. The excellent family home is located on this much sought after residential road, close to Gosforth High Street with its wide range of cafes, restaurants and bars, the nearby Metro station at Regent Centre and regular public transport links to Newcastle city centre. The period house has retained many traditional features including ceiling coving, stripped pine doors, and wood floors - the house benefits from uPVC double glazing, gas central heating and residents on street permit parking.

Vestibule | Reception hallway | Sitting room with period marble fireplace | Dining room with door linking to kitchen | Galley style kitchen with integrated appliances | Rear lobby/store with access to the rear yard  
Ground floor bathroom/wc with separate shower | First floor landing with under stair storage | Three bedrooms | Shower room/wc | Staircase to second floor | Large loft room with excellent natural light from the Velux windows | Mature front town garden | South facing courtyard with gate to rear lane

NO UPWARD CHAIN

Services: mains electricity, gas, water and drainage | Tenure: Freehold | Council Tax: D  
Energy Performance Certificate: E











All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

