



2 The Grove
Gosforth





2 The Grove, Gosforth, Newcastle Upon Tyne NE3 1NA

Guide Price £450,000

PERIOD HOUSE IN PRIME CENTRAL GOSFORTH LOCATION, REQUIRING FULL REFURBISHMENT
- TRADITIONAL FEATURES AND SOUTH FACING REAR COURTYARD

A great development opportunity for a family home in the heart of Gosforth, located on the much sought after The Grove, with a town garden to the front and small south facing rear courtyard. The period house in need of full refurbishment, has retained many period features including a fabulous stained glass window dated 1844 to the first floor landing, decorative balustrade staircase and architraves to the doors. The house has been lived in by the current family for over 40 years, so never been on the open market in the last 50 years. The accommodation at present is set over two floors, but there potentially could be scope to extend into the roof (subject to normal planning and building consents) as seen with the neighbouring terraced houses.

Vestibule | Reception hallway | Sitting room with bay window and a fireplace | Dining room with a fireplace and door to the rear courtyard | Morning/Breakfast room | Galley style fitted kitchen | First floor landing with fabulous stained glass window | Two large double bedrooms | Single bedroom | Bathroom/wc | Town garden and small south facing rear courtyard | No upward chain

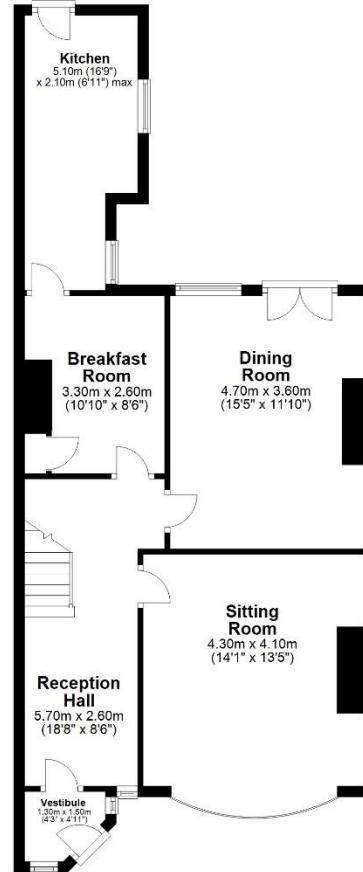
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating F





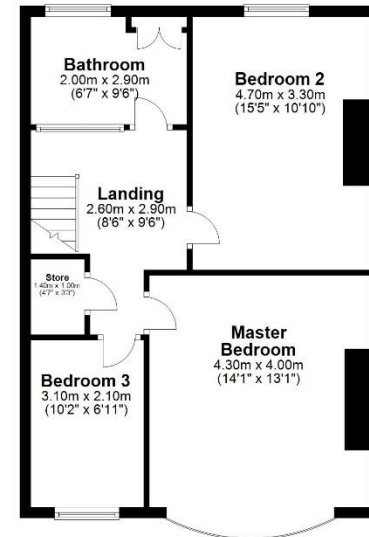
Ground Floor

Approx. 69.3 sq. metres (746.0 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



Total area: approx. 126.6 sq. metres (1362.6 sq. feet)

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

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