



Westfield Cottage
18 Westfield Avenue, Gosforth





Westfield Cottage, 18 Westfield Avenue, Gosforth, Newcastle upon Tyne NE3 4YH

Offers Over £595,000

Detached Period Cottage with Delightful South West Facing Rear Gardens, Situated within The Heart of Gosforth's Conservation Area & Offered with No Onward Chain!

This wonderfully unique, detached, two-bedroom cottage is situated on Westfield Avenue, Gosforth. Westfield Avenue, which is located between Westfield and Westfield Drive, is ideally placed to provide excellent access to Newcastle's Town Moor and surrounding greenery whilst also being a short walk to Gosforth High Street with its shops, cafes and restaurants.

Boasting in excess of 1,400 Sq ft, the accommodation briefly comprises: vestibule; entrance hall with stairs to the first floor; sitting room which is open to the sun room with French doors leading to the rear garden; kitchen/diner with integrated appliances; study; a ground floor WC and utility room with direct access to the garden.

The staircase leads to the first floor landing and gives access to two double bedrooms, both dual aspect and with fitted storage, bedroom one with en-suite shower room, bedroom two with south west facing window. The first floor landing also offers a re-fitted bathroom with four piece suite and underfloor heating.

Externally, the property offers a delightful south west facing garden which is laid mainly to lawn with fenced boundaries, as well as a recently paved patio seating area and feature lighting which is ideal for entertaining and for dining al-fresco. To the front, there is a private courtyard with walled boundaries, dual wrought iron access gates and gated access both to the garden and to the side/study.

Well-presented throughout, with double glazed windows and gas 'Combi' central heating, this fabulous detached home simply demands an early inspection to avoid disappointment.

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



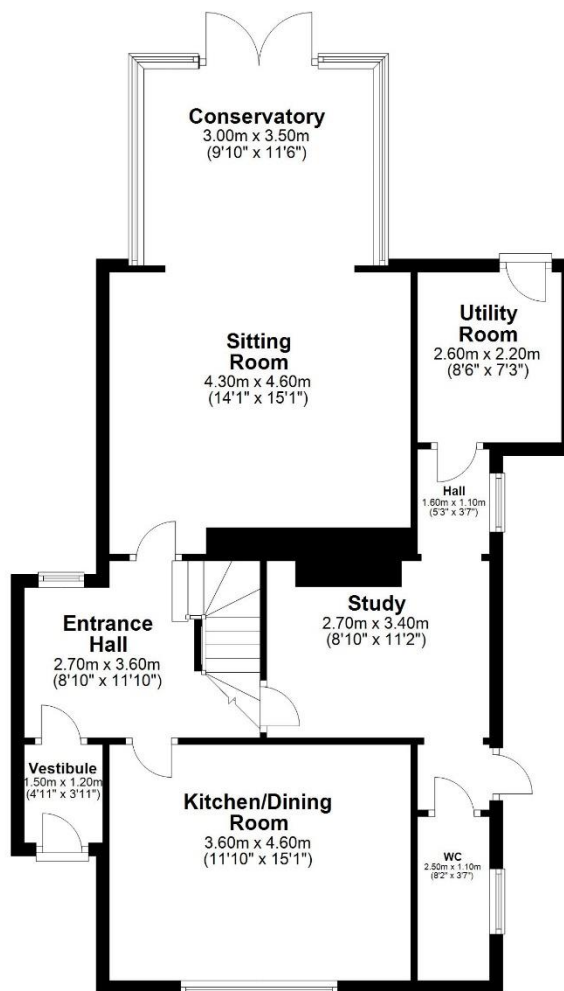






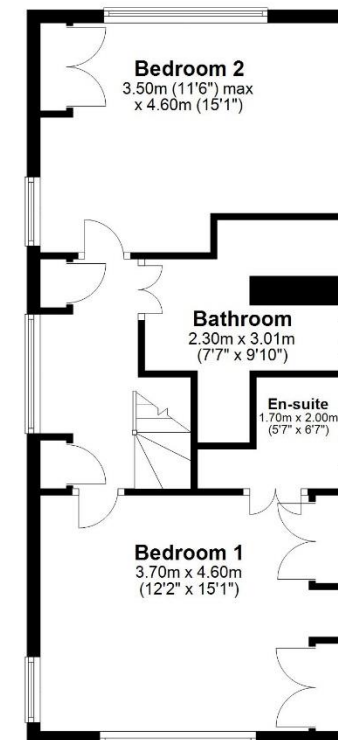
Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



Total area: approx. 131.5 sq. metres (1416.0 sq. feet)
Westfield Cottage, 18 Westfield Ave, Gosforth

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

T: 0191 213 0033 | www.sandersonyoung.co.uk

