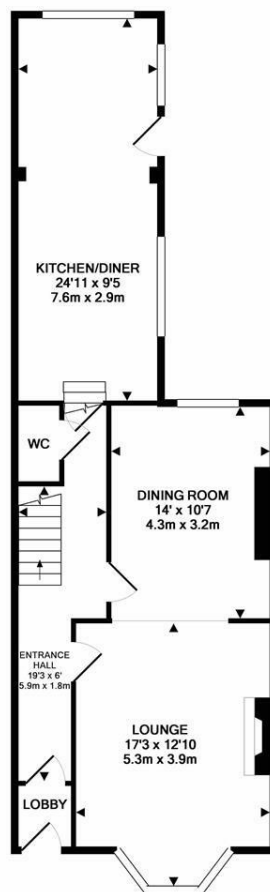


With south-facing lawned gardens, a three bedroom Victorian terrace retaining a wealth of period charm located in the heart of Gosforth on Woodbine Road. Striking distance from the shops and restaurants of Gosforth High Street, Woodbine Road is perfectly placed close to excellent local schooling and transport links into the city and beyond.

Situated over three stories and boasting in excess of 1,700 Sq ft, the accommodation briefly comprises: entrance lobby through to entrance hall with ground floor WC situated under the stairs and stairs to the first floor; open plan lounge/diner with walk-in bay, feature fireplace and stripped wooden flooring; 24ft kitchen/diner with gas fired, four oven 'Aga', integrated appliances, granite work-surfaces and access to rear garden and terrace to the ground floor. The first floor landing with store cupboard gives access to an impressive 17ft full width master bedroom, with period fireplace and stripped wooden flooring; bedrooms two again with period fireplace and a study/store room. A stylish re-fitted family bathroom with four piece suite is found to the rear of the first floor. The stairs to the extended second floor give access to bedroom three which benefits from several 'Velux' windows and eaves storage. Externally, a pleasant south facing garden to the front and to the rear, an enclosed garden laid with artificial turf, paved patio and a raised and decked seating area. Double glazed throughout with gas 'Combi' heating system, viewings are recommended.

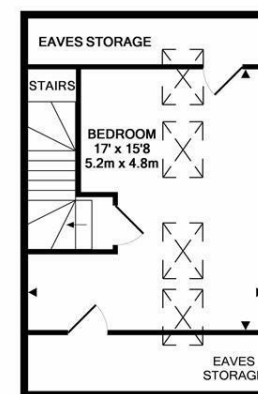
Victorian Mid Terrace | 1,709 Sq ft (158.8m²) | Three Bedrooms plus Study | Open Plan Lounge/Dining Room | 24ft Kitchen/Diner | Stylish Re-Fitted Family Bathroom with Four Piece Suite | Period Features | Central Location | Lawned Front & Rear Gardens | Ground Floor WC | DG & GCH | EPC Rating: E



GROUND FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1709 SQ.FT. (158.8 SQ.M.)

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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Offers Over £390,000

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