



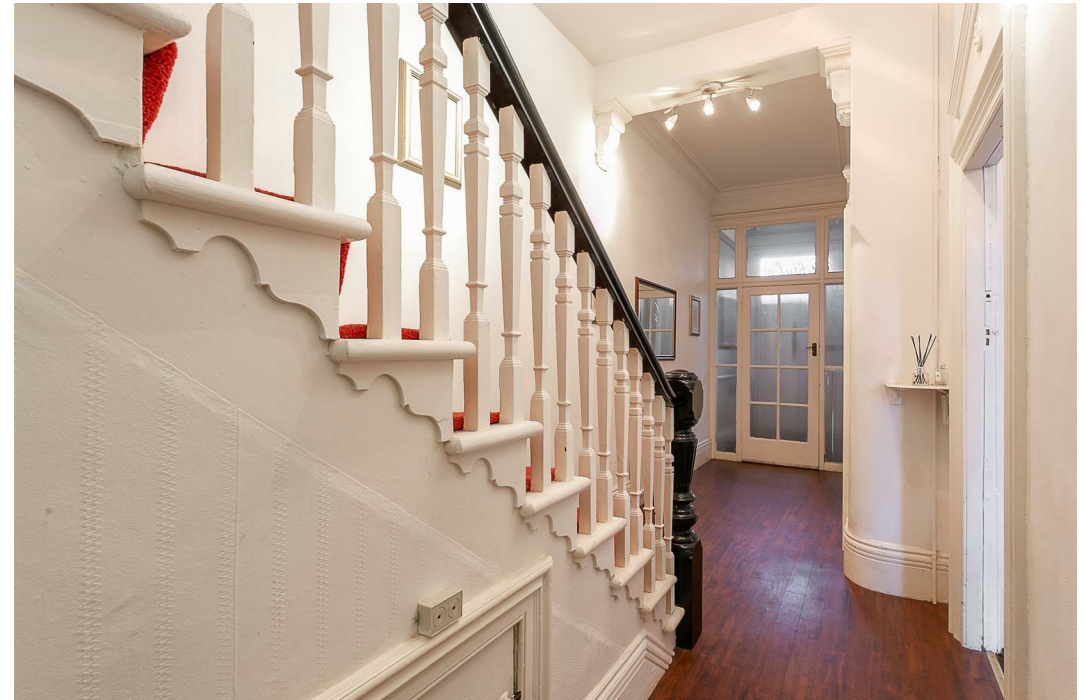
SUBSTANTIAL EDWARDIAN FAMILY HOME with **DELIGHTFUL OPEN ASPECT VIEWS OVER GOSFORTH LAWN TENNIS CLUB!** This great Edwardian family home is purpose built over three storeys and ideally located within the heart of Gosforth's Conservation Area on Linden Road. Linden Road, one of Gosforth's most sought after streets, just off Elmfield Road and West Avenue, is well placed within Gosforth, close to excellent transport links, schooling and the shops & restaurants of Gosforth High Street.

Retaining many fine features associated with the period and boasting in excess of 3,000 Sq ft, the accommodation briefly comprises: entrance lobby through to entrance hall with under-stairs cupboard and staircase to the first floor; 19ft lounge with tall ceilings, walk-in bay and stone fireplace; dining room with windows overlooking the rear and period marble fireplace; re-fitted kitchen with integrated appliances, granite work-surfaces and central island; breakfast room with store cupboard and access to the rear garden; extended utility room to the ground floor. To the first floor, an impressive full width 21ft drawing room/master bedroom with walk-in bay and period marble fireplace; two further bedrooms, both of which generous doubles, bedroom two with en-suite shower room; family bathroom with four-piece suite. The generous second floor landing with large eaves storage space gives access to three further bedrooms, of which two are generous doubles, both with period

fireplaces.

Externally, a delightful south west facing town garden to the front with lawned area, planted borders, paved patio and wrought iron railings. To the rear, an enclosed courtyard garden with walled boundaries and electronic roller garage door providing useful off street parking and access to the rear service lane.

Substantial Edwardian Mid Terrace | 3,020 Sq ft (280.6m²) | Three Storeys | Six Bedrooms | Lounge | Dining Room | Kitchen | Breakfast Room | Utility Room | Family Bathroom | Pleasant Front Garden & Large Rear Garden | Excellent Location | Delightful Open Aspect Views of Gosforth Tennis Club | Period Features | GCH & DG | EPC Rating: D

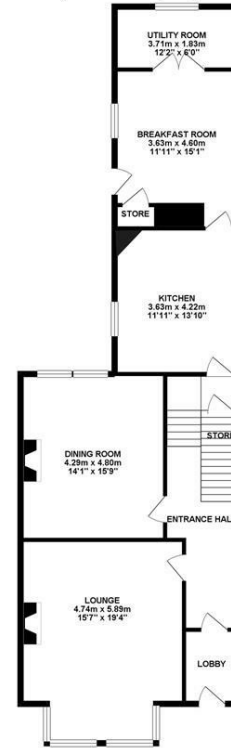




EPC RATING: D

Offers Over £735,000

GROUND FLOOR 102.60 sq. m.
(1104.36 sq. ft.)



1ST FLOOR 96.04 sq. m.
(1033.78 sq. ft.)



2ND FLOOR 82.02 sq. m.
(882.85 sq. ft.)



TOTAL FLOOR AREA : 280.66 sq. m. (3020.99 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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