



12 Linden Road, Gosforth, Newcastle upon Tyne, Tyne & Wear, NE3 4EX

Stylish Period Family Home with Delightful South-West Backing Rear Gardens and Detached Double Garage! This well presented period mid-terrace is ideally located on Linden Road, Gosforth. Linden Road, located in the heart of Gosforth's Conservation Area close to Elmfield Road, is well placed within Gosforth to give easy access to local transport links and the shops & restaurants of Gosforth High Street.

Boasting in excess of 3,100 Sq ft of internal living space, the property has managed to retaining many fine features associated with the period and is purpose built over three storeys. The accommodation briefly comprises: entrance lobby through to entrance hall with ground floor WC and staircase to the first floor; 20ft lounge with tall ceilings, walk-in bay and period marble fireplace with bespoke fitted storage to the alcoves; open plan kitchen/diner and extended utility room, with contemporary high gloss units, integrated appliances and 'Aga'; utility room with door to garden; sitting/family room with period fireplace and bi-folding doors with access to terrace and garden to the ground floor. The first floor landing gives access to three double bedrooms, the master bedroom measures 20ft with walk-in bay and re-fitted en-suite shower room ; re-fitted family shower room. The second floor landing, with access to a useful eaves storage area, gives access to two further double bedrooms, both with 'Velux' windows and stylish re-fitted en-suite shower room with jack and jill doors.

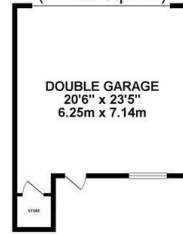
Externally, the property benefits from a well presented front garden and a delightful south-west facing garden to the rear, which is laid mainly to lawn with mature planted borders, paved patios and walled boundaries. The property also benefits from a generous 20ft double garage with light, power and electric door. Well presented throughout, this fantastic family home simply demands an early inspection!

Stylish Period Home | 3,574 Sq ft (332m2) | Three Storeys | Five Double Bedrooms | Lounge | Extended Kitchen/Diner | Utility Room | Ground Floor WC | Family Bathroom and Two En-Suites | Front Garden & Delightful South-West Backing Lawned Rear Gardens | Excellent Location | Period Features | Detached Double Garage | Well Presented Throughout | GCH & DG | EPC Rating: E

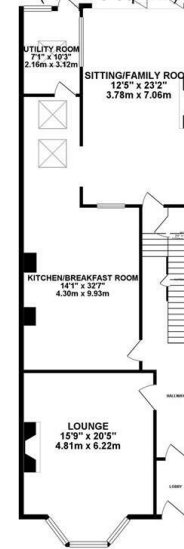




DOUBLE GARAGE 443.70 sq. ft.
(41.22 sq. m.)



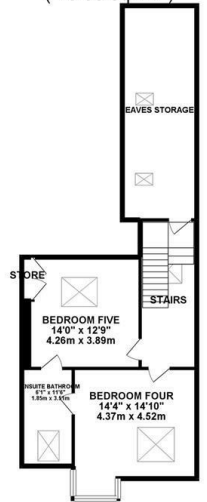
GROUND FLOOR 1267.75 sq. ft.
(117.78 sq. m.)



1ST FLOOR 1067.89 sq. ft.
(99.21 sq. m.)



2ND FLOOR 794.72 sq. ft.
(73.83 sq. m.)



TOTAL FLOOR AREA : 3574.07 sq. ft. (332.04 sq. m.) 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING:

Offers Over £850,000

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