

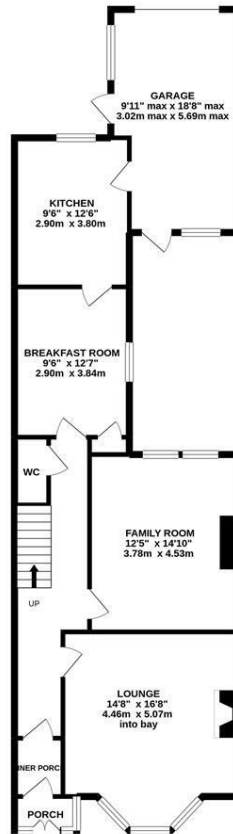
With a green outlook, period features, two courtyards and a garage! This delightful Victorian family home is ideally located on Balmoral Terrace, South Gosforth. Balmoral Terrace, a stone's throw from outstanding local schooling, is perfectly placed to give easy access to Gosforth High Street, with its cafés, shops and restaurants and South Gosforth Metro Station only seconds away providing links into Newcastle City Centre and beyond.

Set over three floors and offering close to 2,200 Sq. ft, the accommodation briefly comprises; porch; inner porch through to entrance hall with downstairs WC; lounge with period fireplace, walk in bay, stripped wood flooring and decorative ceiling; family room, again with stripped wood flooring and decorative ceiling; breakfast room with stripped wood flooring and storage; kitchen with fitted wall and base units and work surfaces with a door leading to; 18ft garage with doors leading to both rear yards. The first floor with storage boasts an impressive full-width drawing room/bedroom with storage, measuring 19ft in length, with dual windows and green outlook; second bedroom with built-in alcove storage; family bathroom with four piece suite; bedroom three with dual aspect windows. To the extended second floor a further bedroom, measuring 23ft with Velux windows. Externally, a delightful west facing lawned garden to the front with fenced boundaries and planted borders and to the rear, two courtyards and access to the rear service lane. With gas central heating an internal inspection is essential to appreciate everything this wonderful period, family home has to offer!

Victorian Terrace | Three Storeys | 2,173 Sq. ft (201.9m²) | Four Double Bedrooms | Lounge | Family Room | Breakfast Room | Kitchen | Downstairs WC | Impressive Full-Width Drawing Room/Bedroom | Family Bathroom | Front Garden & Two Rear Courtyards | 18ft Garage | Period Features | Great Location | EPC : E



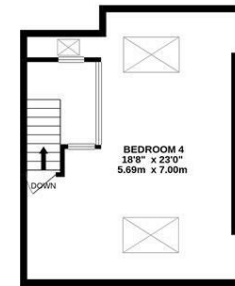
GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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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Offers Over £440,000

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