





A stylish and extended Edwardian semi-detached family home located on Haddricks Mill Road, South Gosforth. Haddricks Mill Road close to excellent local schools is perfectly placed to give access to the shops and amenities of South Gosforth, South Gosforth Metro Station and Jesmond Dene.

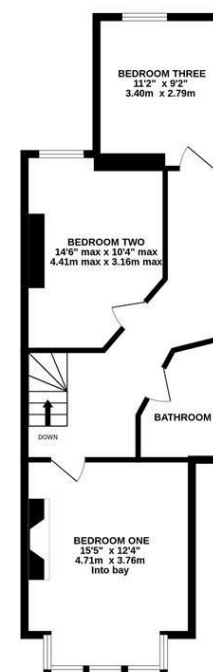
With a wealth of period charm and boasting over 1,300 Sq ft, the accommodation briefly comprises: entrance hall with tiled flooring, under-stairs storage cupboard and stairs to first floor; shower room with three piece suite storage cupboard; sitting room with walk in bay, hardwood flooring and feature fireplace; an impressive 29ft open plan L shaped kitchen diner with dual aspect windows, hardwood flooring, spot lighting and sliding door access to the rear garden, kitchen area with a range of fitted units, work surfaces, some integrated appliances and breakfasting island. The first floor landing gives access to three bedrooms, two of which are comfortable doubles and bedroom one with walk in bay and feature fireplace; family bathroom complete with four piece suite including a free standing bath. Externally, a lawned front garden with planting, a paved pathway and gated access to the side. To the rear, a delightful west facing tiered garden laid mainly to lawn with a patio seating area and a mixture mature planting. Offering family living with both period features and modern detail, early viewings are advised!

Stylish & Extended Edwardian Semi-Detached | 1,344 Sq ft (124.8m<sup>2</sup>) | Three Bedrooms | Sitting Room | Impressive 29ft Open Plan Kitchen Diner | Ground Floor Shower Room | First Floor Bathroom | Front Garden | West Facing Rear Tiered Garden | GCH | Freehold | Council Tax Band C | EPC: C



GROUND FLOOR  
748 sq ft. (69.5 sq.m.) approx.

1ST FLOOR  
595 sq ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 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 £395,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

