



**WITH FOUR BEDROOMS & STUDY!** This four bedroom upper floor maisonette flat is ideally located on Beaumont Terrace, Gosforth. Beaumont Terrace is perfectly placed close to both Regent Centre and South Gosforth Metro Stations, the local shops as well as Gosforth High Street itself with its shops, cafes, restaurants and bars. The property is also well located for access to excellent local schooling and transport links.

Boasting close to 1,150 Sq ft, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor landing; lounge diner with feature fireplace; kitchen with fitted units, work surfaces, spot lighting and rear stair access to the yard; two double bedrooms, bedroom one with dual windows; study; bathroom complete with three piece suite. To the second floor; two further double bedrooms both with spot lighting and generous in size, bedroom four with two Velux windows and bedroom three with dual dormer windows; bathroom complete with three piece suite and spot lighting. Externally, a private and enclosed rear yard, laid to gravel with wall boundaries and gated access to the rear service lane. Well presented throughout, this maisonette offers well proportioned living in an excellent location, early viewings are advised!

Upper Floor Maisonette | 1,146 Sq ft (106.5m<sup>2</sup>) | Four Double Bedrooms & Study | Lounge Diner | Kitchen | Bathroom & Shower Room | Private Rear Yard | GCH | Well Presented | Excellent Location | Leasehold - Tyneside Lease with Peppercorn Rent - 986 Years Remaining | Council Tax Band A | EPC: C

**Offers Over £230,000**

**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.

