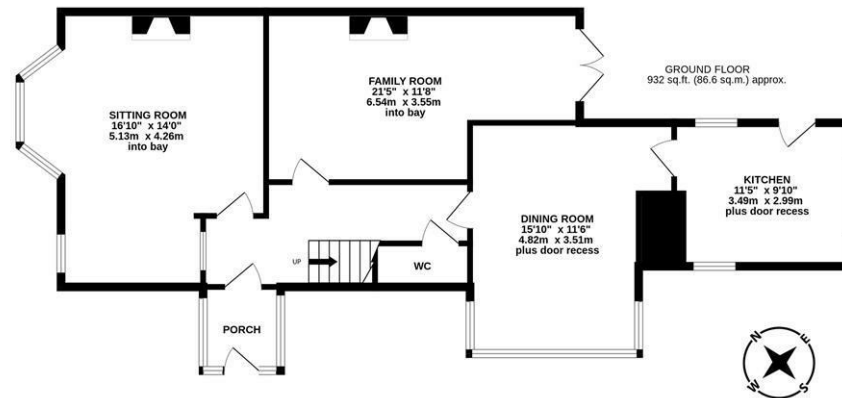




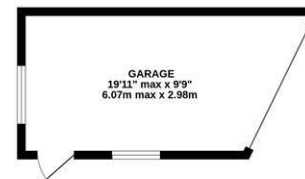
With wrap around gardens, garage and no onward chain! This period end-terrace is ideally situated on the corner of Woodbine Avenue, Gosforth. Woodbine Avenue, one of Gosforth's most popular residential streets, is ideally located between Woodbine Road and West Avenue and is placed within striking distance of Gosforth High Street with its shops, cafés and restaurants. The property is perfectly placed close to outstanding local schools, excellent local transport links, and indeed Newcastle City Centre itself.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs WC; sitting room with north-west facing walk in bay and additional window, feature fireplace, cornice and ceiling rose; 21ft family room with feature fireplace and French doors leading out to the rear yard; dining room with south-west facing walk in bay; kitchen with fitted units, work surfaces, rear door access and dual aspect windows. The split level first floor landing gives access to; four bedrooms, three of which are comfortable doubles, bedroom one with walk in bay and bedrooms one and two with fitted storage cupboards; family bathroom with separate WC. Externally, wrap around gardens to front and side, mainly lawned with a mixture of mature planting including flowers trees and shrubs; a further yard to the side giving access to the detached garage measuring almost 20ft; to the rear, an enclosed yard giving access to the family room. Located within central Gosforth and priced to reflect updating, a great purchase opportunity for a range of potential buyers, early viewings are advised.

Period End-Terrace Family Home | Priced to Reflect Modernisation | 1,914 Sq ft (177.8m<sup>2</sup>) | Four Bedrooms | Three Reception Rooms | Kitchen | Downstairs WC | Bathroom with Separate WC | Wrap Around Gardens to Front & Side | Further Side Yard with Detached Garage | Enclosed Rear Yard | Central Gosforth Location | No Onward Chain | Freehold | Council Tax Band E | EPC: E



GARAGE  
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA: 1914 sq.ft. (177.8 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 £550,000**

**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.

