



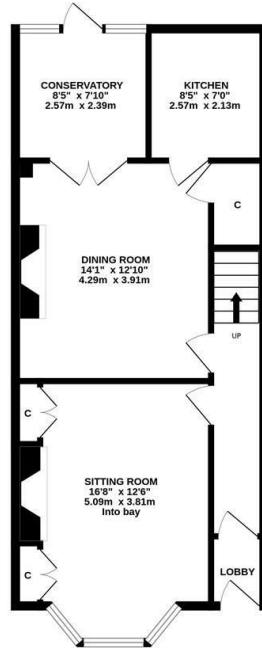
Well Presented Three Bedroom Mid-Terrace House Set Over Three Floors with South East Facing Rear Yard and No Onward Chain! Ideally located on the south-east backing side of Delaval Terrace, Gosforth. Delaval Terrace, situated within a stone's throw from the shops and amenities of Ashburton Road, is also well placed to provide easy access the transport links of both Salters Road and Kenton Road whilst also being a short walk from Gosforth High Street with its shops, cafes and restaurants.

The accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor; sitting room with feature fireplace, walk in bay and fitted alcove storage; dining room with feature fireplace and under-stairs storage cupboard; kitchen with fitted units, work surfaces and spot lighting; conservatory with rear door access to the yard. The first floor landing with storage cupboard gives access to; bedroom one, a full-width room measuring 16ft with dual windows; bedroom two with feature fireplace; family bathroom complete with four piece suite. To the second floor, a further bedroom measuring 15ft with three sky lights and generous Eaves storage. Externally, an enclosed south-east facing yard with gated access to the rear service lane. Offered to the market with no onward chain, early viewings are advised!

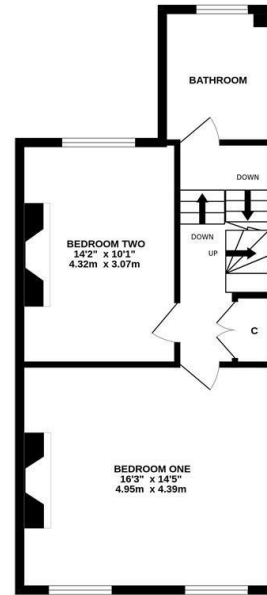
Well Presented Mid-Terrace | 1,424 Sq ft (132.3m²) | Three Double Bedrooms | Sitting Room | Dining Room | Kitchen | Conservatory | Family Bathroom | Generous Eaves Storage | South-East Facing Rear Yard | No Onward Chain | Council Tax Band B | EPC:D

Offers Over £325,000

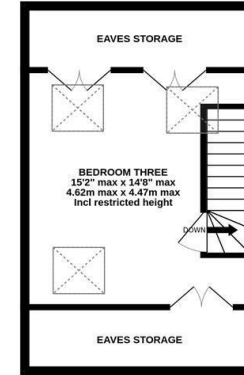
GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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