With no onward chain, this delightful Edwardian home is ideally located within the heart of Gosforth on the south backing side of Roseworth Avenue. Roseworth Avenue, tucked just off Gosforth High Street and The Grove is ideally situated close to excellent transport links, the shops & restaurants of Gosforth High Street and some of the region's outstanding local schools.

The accommodation briefly comprises: entrance lobby through to entrance hall, both with feature stained glasswork; sitting/dining room with walk in bay and feature fireplace; family room with feature fireplace, fitted alcove storage, rear door access, under-stairs storage and stairs to first floor; kitchen diner with a range of fitted units, work surfaces and hanging lighting; utility room with door access to the shared driveway and separate downstairs WC. The split level first floor landing with storage cupboard gives access to; bedroom one with walk in bay and access to an en-suite shower room; bedroom two with feature fireplace and dual windows; bedroom three; bathroom with separate WC.
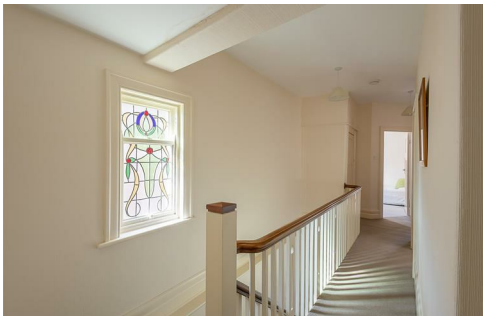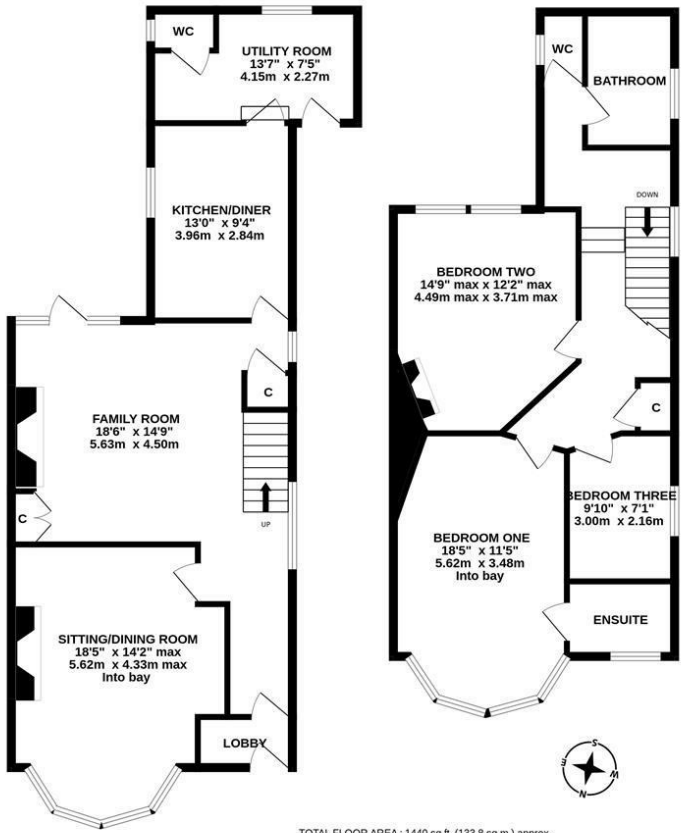
Externally, a front town garden with a mixture of mature planting, a paved shared driveway providing the benefit of off-street parking. To the rear, an enclosed south facing yard laid mainly to block paving with some planting, both wall and fenced boundaries and gated access.

Edwardian Semi-Detached Home | 1,440 Sq ft (133.8m2) | Three Bedrooms | Family Room | Sitting/Dining Room | Kitchen Diner | Utility Room | Downstairs WC | Bathroom with Separate WC | Front Town Garden & Shared Driveway | Enclosed South Facing Rear Yard | GCH | Excellent Location | No Onward Chain | Freehold | Council Tax Band E | EPC: D

GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.

WC

UTILITY ROOM
13'7" x 7'5"
4.15m x 2.27m

WC

BATHROOM

KITCHEN/DINER
13'0" x 9'4"
3.96m x 2.84m

DOWN

BEDROOM TWO
14'9" max x 12'2" max
4.49m max x 3.71m max

C

FAMILY ROOM
18'6" x 14'9"
5.63m x 4.50m

C

C

UP

BEDROOM THREE
9'10" x 7'1"
3.00m x 2.16m

BEDROOM ONE
18'5" x 11'5"
5.62m x 3.48m
Into bay

ENSUITE

SITTING/DINING ROOM
18'5" x 14'2" max
5.62m x 4.33m max
Into bay

LOBBY

TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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