



This early Edwardian terrace is located to the south end of Woodbine Avenue, Gosforth. Woodbine Avenue, one of Gosforth's most popular residential streets is ideally located just off West Avenue and Woodbine Road and is within striking distance to Gosforth High Street with its shops, cafés & restaurants. The property is perfectly placed close to outstanding local schools, excellent local transport links, and indeed Newcastle City Centre itself.

Bursting with period charm, purpose built over three storeys and boasting close to 3,000 square feet of internal living space, the accommodation offers: entrance porch, through to entrance hall with under-stairs storage and stair to the first floor; lounge with tall ceilings, walk-in bay and feature fireplace with gas insert, open to dining room; breakfast room; rear lobby with access to ground floor WC and access to rear yard; kitchen with fitted cabinets, some integrated appliances and granite work-surfaces to the ground floor. The first floor landing gives access to an impressive full-width drawing room (bedroom one) measuring 21ft in width, with walk in bay and feature fireplace; bedroom two, a second double bedroom; bedroom three at the rear; Travertine tiled family bathroom with suite and spot lighting. To the second floor, a further three bedrooms, two of which are comfortable doubles, bedroom five measuring the full width with period cast iron fireplace; bedroom four accessed over the half landing with access to generous eaves storage area. Externally, a generous front town garden with paved patio and high-hedged boundaries providing adequate privacy. To the rear a private courtyard with roller door giving access to the rear service lane. With gas 'Combi' central heating, early viewing are advised.

Edwardian Terrace | 2,966 Sq ft (275.5 m2) | Six Bedrooms | Purpose Built Over Three Storeys | Full Width Drawing Room/Master Bedroom | Open Plan Lounge & Dining Room | Breakfast Room | Kitchen with Integrated Appliances | Family Bathroom | Shower Room | Front Town Garden & Enclosed Rear Courtyard | Ground Floor WC | Conservation Area | GCH | Freehold | Council Tax Band | EPC Rating: D



TOTAL FLOOR AREA : 2898 sq.ft. (269.3 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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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.

