



FOLLOWWILLS

17 Gower Street, Newcastle - ST5 1JQ
£250,000

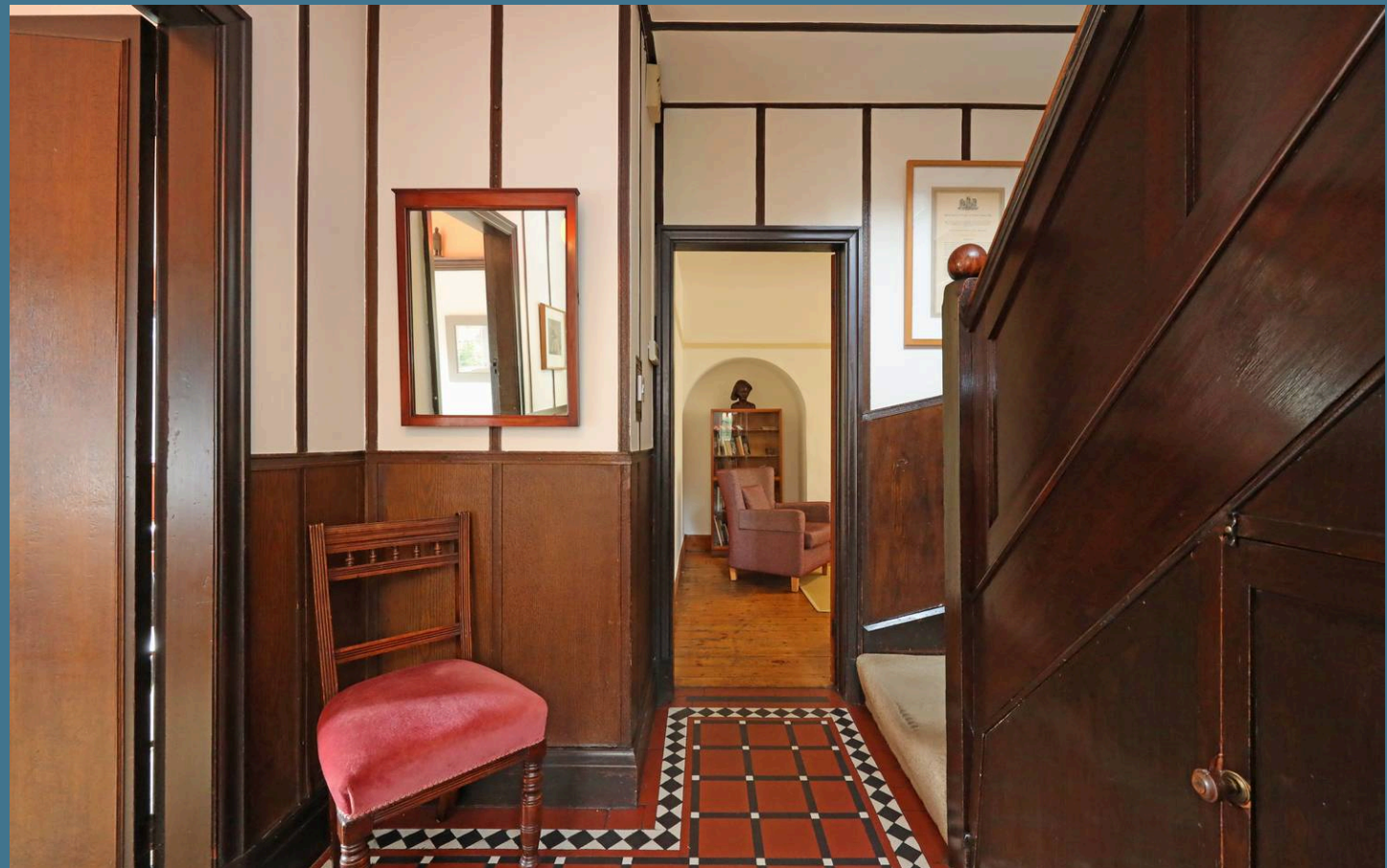
- Traditional Semi-Detached House
- Original Character Fixtures
- In Need of Sympathetic Restoration
- Tranquil and Convenient Town Position
- Generous Family Accommodation
- Extended Kitchen
- Good Depth Garden Plot
- Driveway and Garage
- Rare Opportunity

A traditional semi detached property, laden with charm and character, retaining many original features. Rarely available to come on the open market within Gower Street. Situated in a most convenient yet tranquil location, being within walking distance of the town centre and backing onto Brampton Park.

Ideally suited for a Purchaser looking for a sympathetic restoration project, the property offers generous family accommodation with feature side entrance hallway, bay fronted principal living room, second reception dining room and an extended breakfast kitchen. On the first floor there are three good size bedrooms and spacious bathroom area. The house stands on a good depth splayed plot with long front garden and driveway leading to a large detached timber garage with private garden to the rear.

Accommodation details: -

Enclose side entrance porch with double doors leading to a spacious reception hallway, having original decorative tile floor, return staircase to the first floor with oak panelling to walls and original panelled doors to the reception rooms. There is a spacious front living room with feature port hole and large bay window having fitted window seat and panelled glazing. There is also an original feature fireplace with quarry tiled hearth, decorative brick inset and ornate carved wood surround with fitted display shelving either side.





The rear sitting room has exposed wood flooring, with a large rear facing bay window and access to an extended breakfast kitchen with quarry tile flooring and pantry. It is fitted with basic units and sink, oven and hob and has glazed aspect to two sides and an external access door.

On the first floor, there is a spacious landing area with ornate panelled window and continuation of oak panelled walls and original doors. There are three spacious bedrooms, with the main bedroom having an original ornate tiled fireplace, exposed floorboards and repeat feature bay window. The second bedroom over looks the rear with built-in wardrobe/cupboard and drawer units and a well proportioned third bedroom also has an original panelled window with view to front and a store cupboard. The bathroom does have a replacement walk-in shower cubicle with main shower/spray and a cupboard housing the central heating boiler. There is original tiling to walls, panelled windows and access to the loft.

Externally, there is a good depth established front garden with lawn and driveway leading to a large detached timber garage having power connection. To the rear is an attractive and private garden with paved patio, raised flower/shrub beds and shaped lawn. The rear boundary of the garden faces on to Brampton Park.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

