





- Terraced Home
- Sought After Location
- Four Bedrooms
- Conservatory
- Four Piece Bathroom
- Freehold
- Council Tax Band \*B\*
- Must Be Viewed
- Call For More Information





\*\* Video Tours on our YouTube Channel |  
<https://youtu.be/3ngKG3qM2bl> \*\*

FOUR BEDROOMS | CENTRAL GOSFORTH | FREEHOLD

Jan Forster Estates are delighted to welcome to the market this terrace family home in central Gosforth. Situated on Elsdon Road with two reception rooms, conservatory and the benefit of being freehold.

The home is a stone's throw from Gosforth High Street with an abundance of shops, cafes, and Gosforth Central Park as well as offering a variety of transport links on the doorstep.

The property briefly comprises:- entrance vestibule, hallway, lounge double doors opening onto the dining area with under stair store, and kitchen leading to the conservatory that opens onto the rear yard.

Off the landing to the first floor, there is the family four piece bathroom with stand alone shower and two double bedrooms; bedroom one spanning the width of the property, with built-in wardrobes. To the second floor, there are a further two double bedrooms with eves storage.

Externally there is a West facing garden to the front and a small yard to the rear with access from the lane.

For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*B\*





- Lounge 12'5" x 16'2" (3.81 x 4.94)
- Dining Room 15'9" x 13'1" (4.82 x 4.00)
- Kitchen 8'1" x 10'0" (2.48 x 3.05)
- Bedroom One 16'9" x 15'8" (5.13 x 4.78)
- Bedroom Two 15'7" x 9'1" (4.75 x 2.77)
- Bedroom Three 15'7" x 10'4" (4.77 x 3.17)
- Bedroom Four 12'2" x 9'2" (3.72 x 2.81)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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