BRUNTON
RESIDENTIAL

HARDWICK PLACE, GOSFORTH, NE3

Offers Over £425,000

Super stylish semi-detached family home situated within the popular area of Gosforth, close to excellent schools and the Town Moor. The property boasts a delightful south facing rear garden, lounge, wonderful open plan kitchen/diner, three bedrooms, contemporary fitted family bathroom, a ground floor shower room, off street parking and a garage/store.

This excellent, 1950's semi-detached family home is ideally situated on Hardwick Place, Gosforth. Hardwick Place, which is tucked just off from the prestigious Montagu Avenue, is a small and quiet cul-de-sac of only 10 homes and is placed a short walk from Gosforth High Street.

BRUNTON
RESIDENTIAL

'The internal accommodation comprises: Entrance hall with staircase leading to the first floor. To the left-hand side of the entrance hall is a lovely lounge with walk-in bay window, fireplace, and bespoke fitted storage to the alcoves. Double doors then open and lead into the wonderful, open plan kitchen/diner with modern integrated appliances and stone worktops to the kitchen area and bi-folding doors leading out onto the rear terrace and gardens from the dining space.

A door from the kitchen leads into the side lobby which in turn provides access to a ground floor shower room with WC, the integral garage/store and again a door to the rear terrace and garden.
The stairs then lead up to the first-floor landing and onto three bedrooms, of which two are comfortable doubles. The family bathroom has also been re-fitted and provides a four-piece suite.
Externally, the property offers a large block paved driveway to the front with space for up to three vehicles and access to the garage/store. The rear gardens are south facing and have been landscaped to include raised beds and an artificial turfed lawn.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this great semi-detached family home simply demands an early inspection
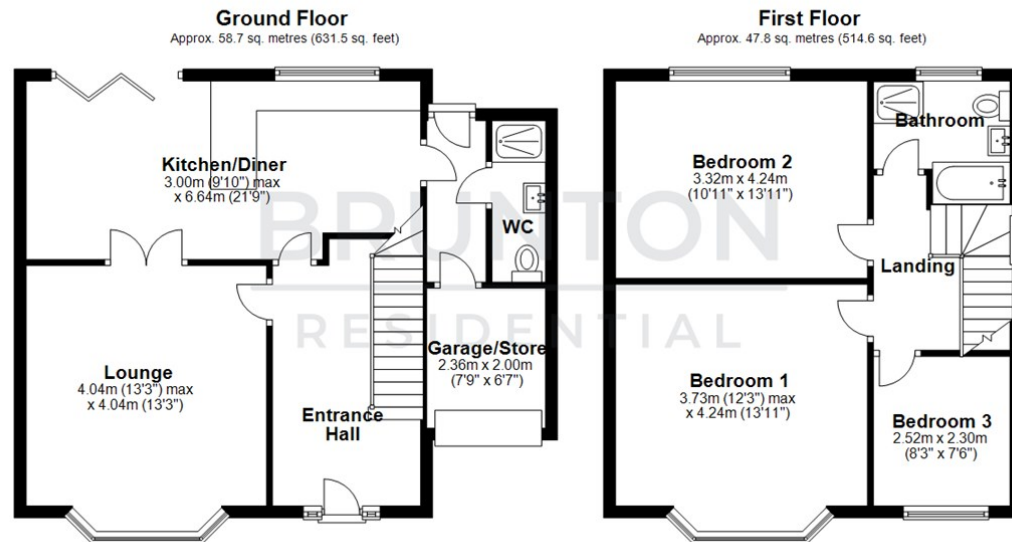
BRUNTON
RESIDENTIAL

D

Ground Floor
Approx. 58.7 sq. metres (631.5 sq. feet)

First Floor
Approx. 47.8 sq. metres (514.6 sq. feet)

Kitchen/Diner
3.00m (9'10") max
x 6.64m (21'9")

WC

Lounge
4.04m (13'3") max
x 4.04m (13'3")

Entrance Hall

Garage/Store
2.36m x 2.00m
(7'9" x 6'7")

Bathroom

Bedroom 2
3.32m x 4.24m
(10'11" x 13'11")

Landing

Bedroom 1
3.73m (12'3") max
x 4.24m (13'11")

Bedroom 3
2.52m x 2.30m
(8'3" x 7'6")

Total area: approx. 106.5 sq. metres (1146.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Map data ©2024 Google

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	