



# Rainton, 13 Graham Park Road

Gosforth





## Rainton, 13 Graham Park Road Gosforth

Rainton, 13 Graham Park Road, provides a lovely three storey, semi detached family home, located in the most popular residential streets within central Gosforth. Positioned at the sought-after 'top end' of Graham Park Road, away from the High Street, the property enjoys south facing gardens, good on site parking and an attached garage.

A pedestrian access leads through a gate to large panelled entrance door, which leads into a vestibule and then through to the reception hallway, with a staircase leading to all floors and down into the basement and wine storage area.

To the front of the property there is a reception room with fitted storage to the alcoves and a cast iron fireplace with a wood surround.

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### Price Guide:

Guide Price £1,850,000

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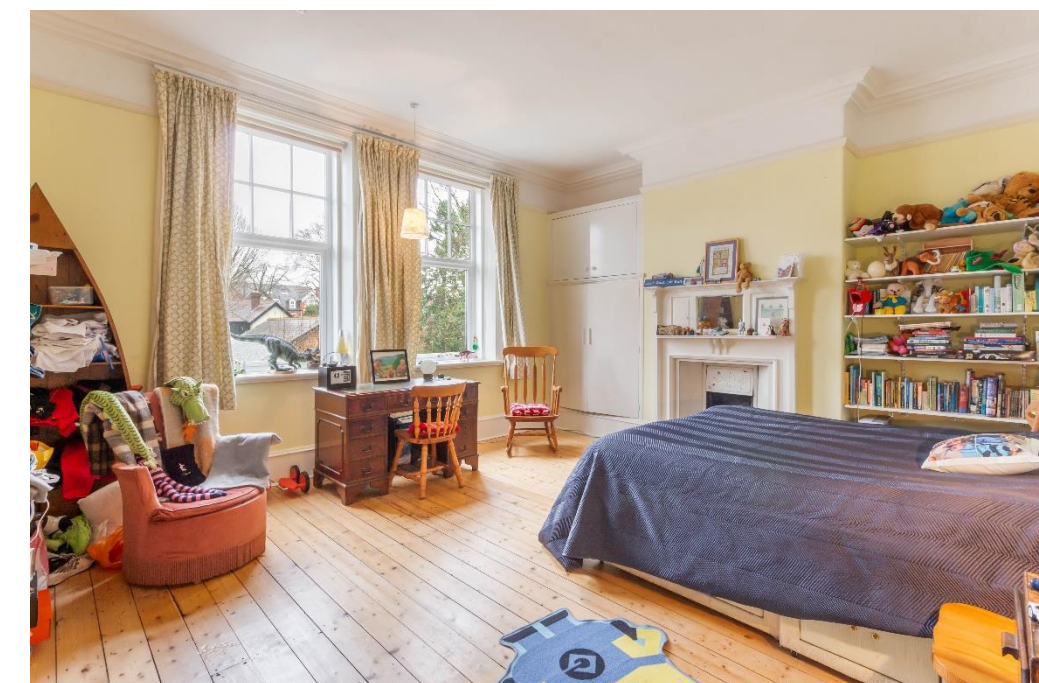
To the rear is a formal sitting room with a beautiful gas fire insert and a lovely bay window. The kitchen/diner is located at the front and is fitted with a range of cabinets and a more recently installed cream front four oven AGA in a tiled recess, leading through to the living area, which is to the rear and is open to create a large day to day living area with access out onto the rear gardens. This reception room also benefits from a lovely log burning stove. Also to the rear, there is access onto a garden room which leads into the garage and utility area.

The magnificent staircase then leads up to the first floor, all accommodation being below a stained and leaded original glass window, and onto four good double bedrooms and a recently refitted family bathroom with a roll top bath and separate wet room shower. A second first floor shower room has been fitted to the same high standard with a lovely wet room shower.

The stairs then continue up to the top floor, where there is a double bedroom/games room with a great dormer window overlooking the gardens. There are also two further bedrooms and a third shower room WC.



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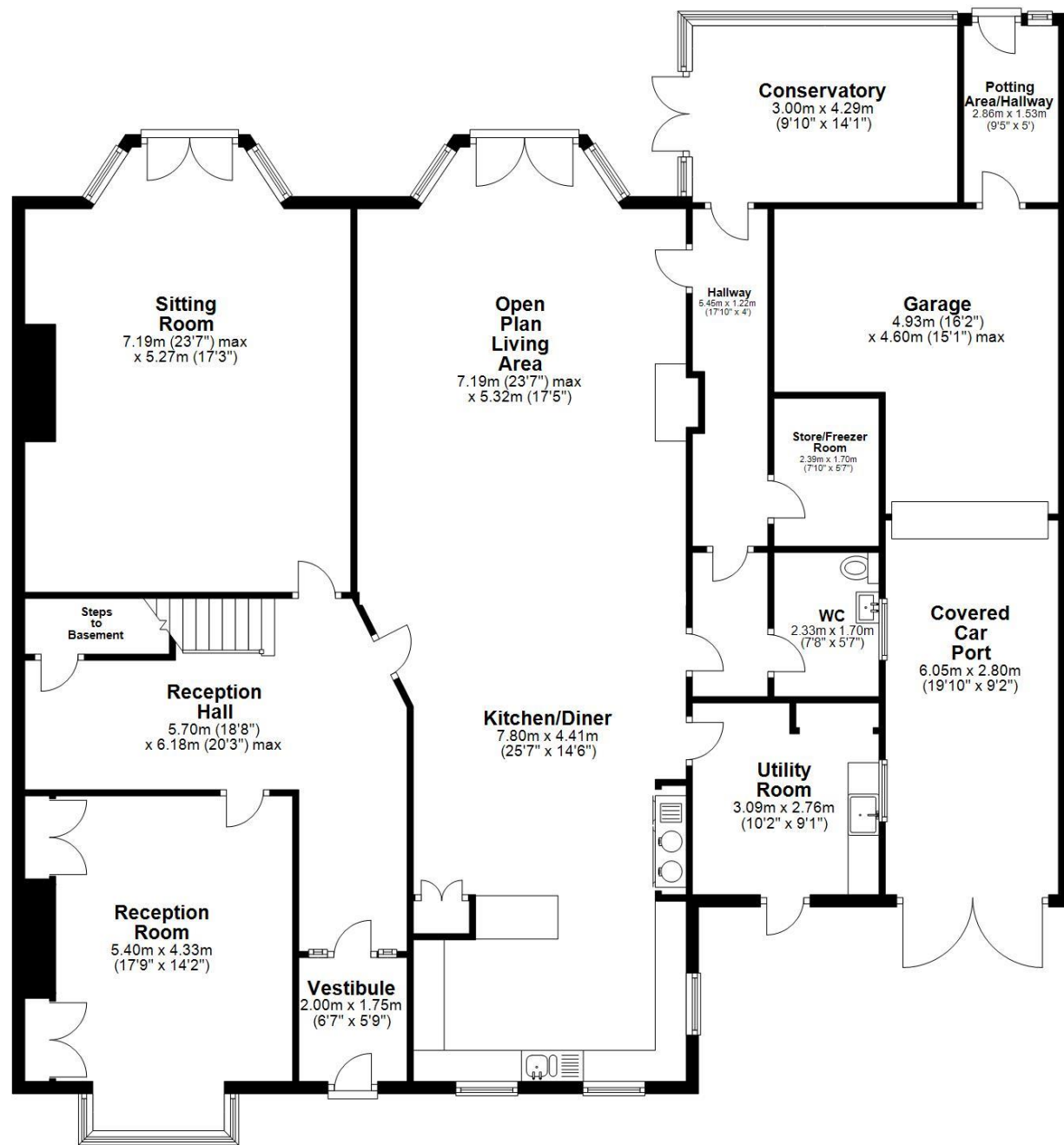




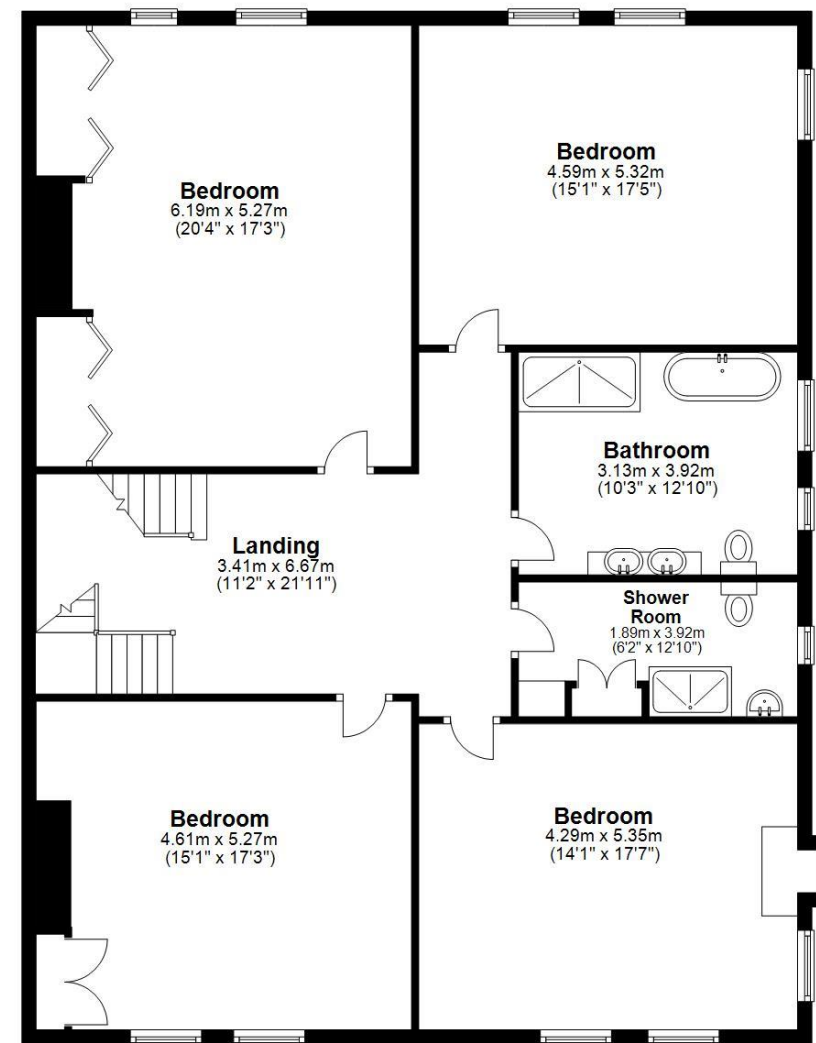




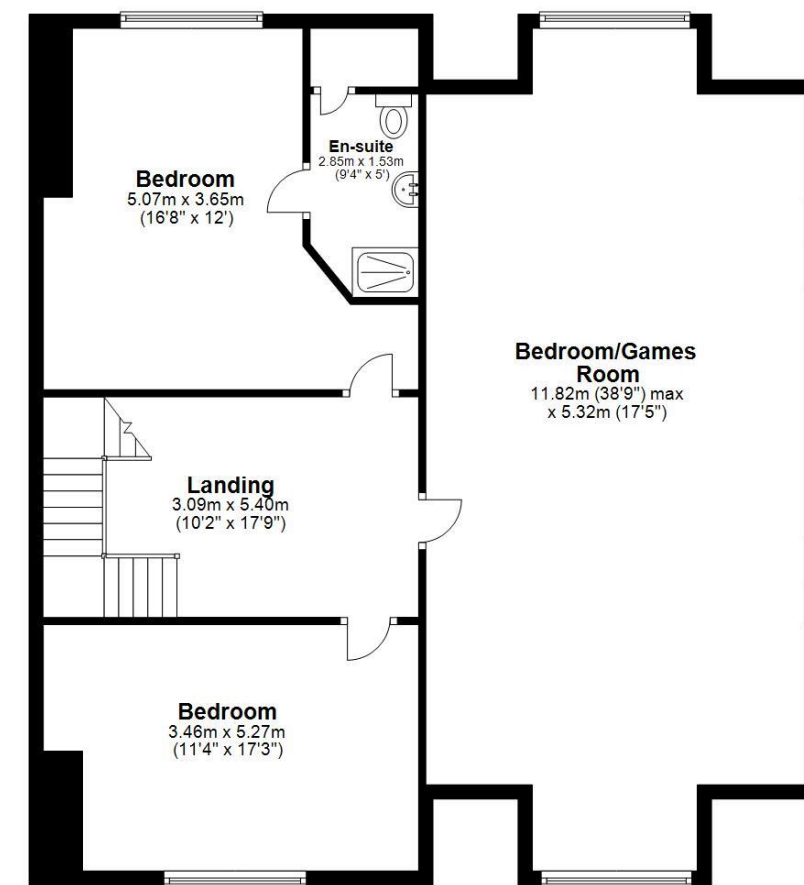
**Ground Floor**  
Approx. 241.3 sq. metres (2597.7 sq. feet)



**First Floor**  
Approx. 151.3 sq. metres (1629.0 sq. feet)



**Second Floor**  
Approx. 120.2 sq. metres (1293.4 sq. feet)



Externally, the rear gardens are fabulous with tall mature trees giving good screening, a lovely lawned family area, well stocked borders and a patio terrace.

In recent times, Rainton has also had the benefit of a replacement pitched roof, new gas boiler and double water tank, double glazing to the first and second floor, an electric car charger and fibre broadband. A washing machine is present on both the ground and first floors with a separate dryer on the first floor. The ground floor also benefits from a separate WC, utility room and a freezer room.

Rainton provides a popular style house in a great residential area for which demand will be high.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D

Total area: approx. 512.8 sq. metres (5520.0 sq. feet)  
13 Graham Park Road, -



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