



# 6 Westfield

Newcastle Upon Tyne



SANDERSON  
YOUNG









## 6 Westfield Newcastle Upon Tyne

Delightful detached double fronted period family home, offering a mature south west facing garden, garage with driveway, off street parking and situated within the heart of Gosforth's Conservation Area!

This is a rare opportunity to purchase a detached period home which is ideally situated on Westfield, Gosforth.

The property is located on the corner of Westfield and Westfield Grove and has been renovated and extended in more recent years. Westfield, one of Gosforth's most desirable residential streets, is perfectly placed to provide excellent access to central Gosforth, with its shops, cafes and amenities, whilst also being a stones-throw from Newcastle's Town Moor.

Fully remodelled by the current owners in 2021, this beautiful four bedroom detached home has well proportioned accommodation set over two floors. The property has been sympathetically restored and renovated to a very high standard and also benefits from a rear extension accommodating a beautiful refitted modern kitchen.

### Price Guide:

Offers Over <sup>3</sup>£850,000 <sup>2</sup>D







The internal accommodation comprises: Entrance Vestibule | Entrance hall with ¾ height original wood panelling and return staircase to the first floor | Living room to the front with original fireplace surround and log burner | Bedroom four | Extended kitchen/dining Room with central island, bespoke cabinetry and integrated appliances, as well as glazed bi-folding doors onto the rear gardens | Refitted downstairs shower room/WC | Utility Room

The stairs then lead to the first floor landing with original stained glass picture window and onto three bedrooms | Bedroom one is a large double with south facing window | Bedroom two is also a large double bedroom with dual aspect window and fitted storage | Bedroom three, also a double, is situated to the rear of the property | Bathroom with three piece suite



Julie Summerbell  
0191 213 0033  
[Julie.Summerbell@sandersonyoung.co.uk](mailto:Julie.Summerbell@sandersonyoung.co.uk)

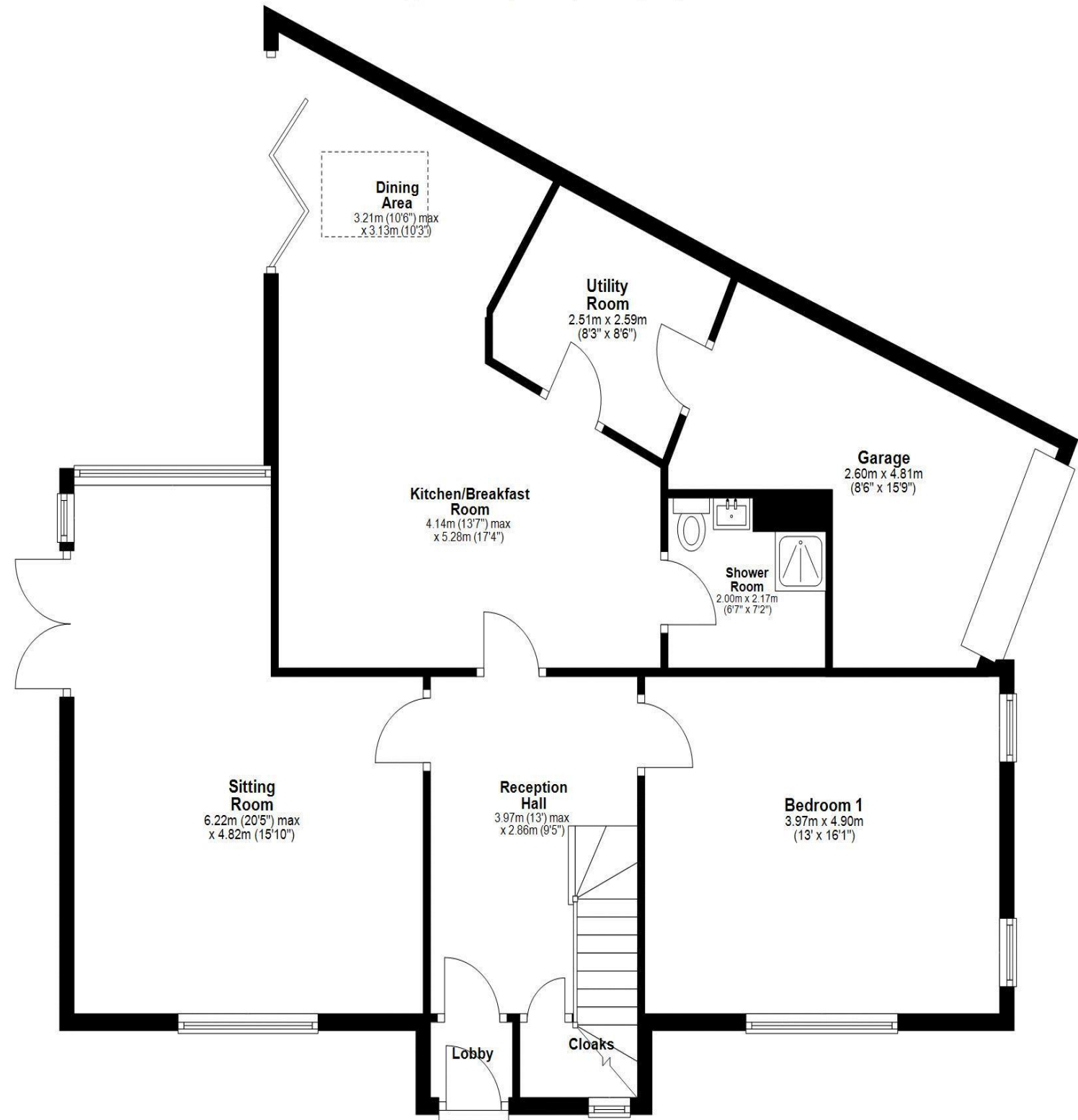




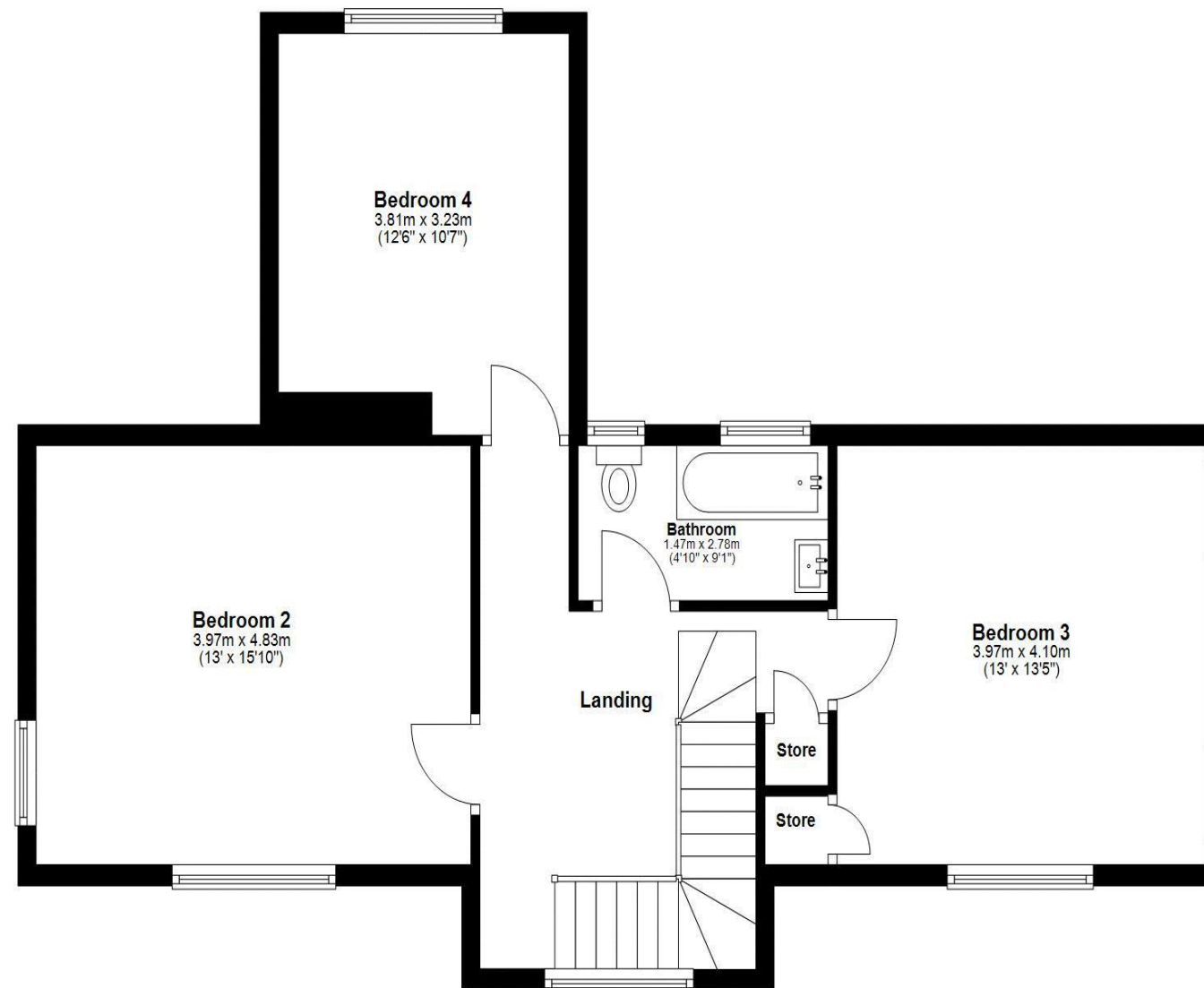




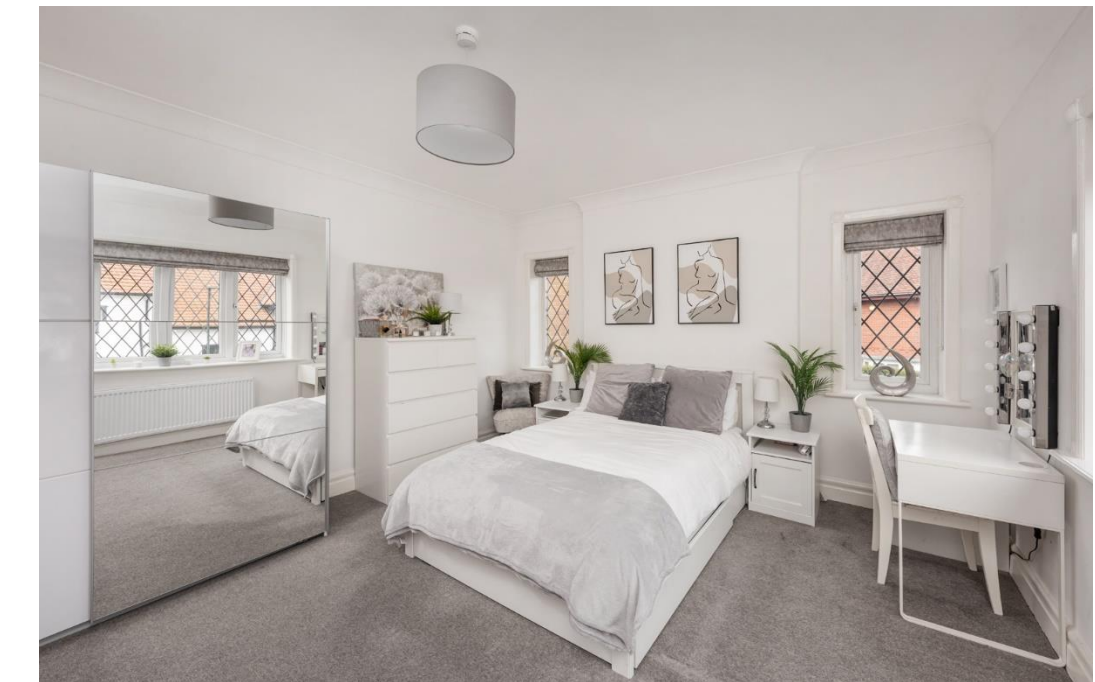
**Ground Floor**  
Approx. 113.4 sq. metres (1220.9 sq. feet)



**First Floor**  
Approx. 67.2 sq. metres (723.8 sq. feet)



Total area: approx. 180.7 sq. metres (1944.7 sq. feet)



Externally, the property offers a mature front garden with fenced boundaries and a block paved driveway offering off street parking, accessed from Westfield Grove with access to the garage | To the rear is a relandscaped and mature west facing garden which is laid mainly to lawn with paved patio area and fenced boundaries.

Services | Mains; Electricity, Gas, Water and Drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D



