



34 Polwarth Road

Gosforth



SANDERSON
YOUNG





34 Polwarth Road Gosforth

Stylish, Well Presented & Extended 1930's Semi-Detached Family Home Boasting a Beautiful Lounge, Impressive Open Plan Kitchen/Dining & Family Space, Utility Room, Three Bedrooms, Contemporary Re-Fitted Family Bathroom, Off Street Parking with Garage & Private Lawned Rear Gardens!

This great, 1930s semi-detached family home is ideally located on the desirable Polwarth Road, Brunton Park. Polwarth Road, which is tucked just off from Polwarth Drive and Queensway, is perfectly placed to provide direct access to the shops and amenities of Brunton Park whilst also offering easy access to outstanding local schooling and excellent transport links into Newcastle City Centre and beyond.

Price Guide:

Offers in the Region Of £400,000

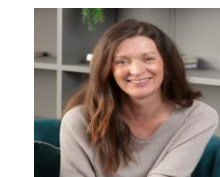
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The internal accommodation comprises: Entrance hall with original ¾ height panelling, access to utility room and return staircase leading to the first floor | Lounge with west facing walk-in bay window and fireplace | To the rear of the ground floor is an impressive, open plan living, dining and kitchen space with modern cabinetry and integrated appliances to the kitchen area with large central island, breakfast bar and bi-folding doors leading to the rear terrace and gardens | Utility room with door to side | Ground floor WC

The stairs then lead up to the first floor landing and onto three bedrooms, of which two are comfortable doubles | Bedroom one is placed to the front with west facing bay and sliding door wardrobes | Bedroom two is located to the rear and is another comfortable double, again with sliding door wardrobes and enjoys views of the rear gardens | Bedroom three is a single room | Contemporary re-fitted family bathroom with four piece suite.



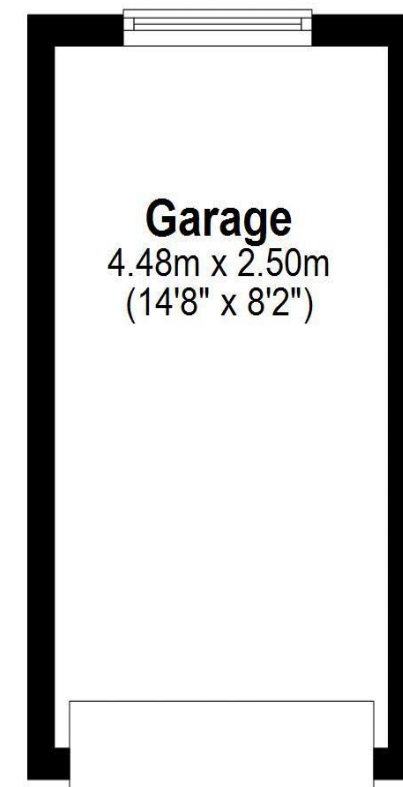
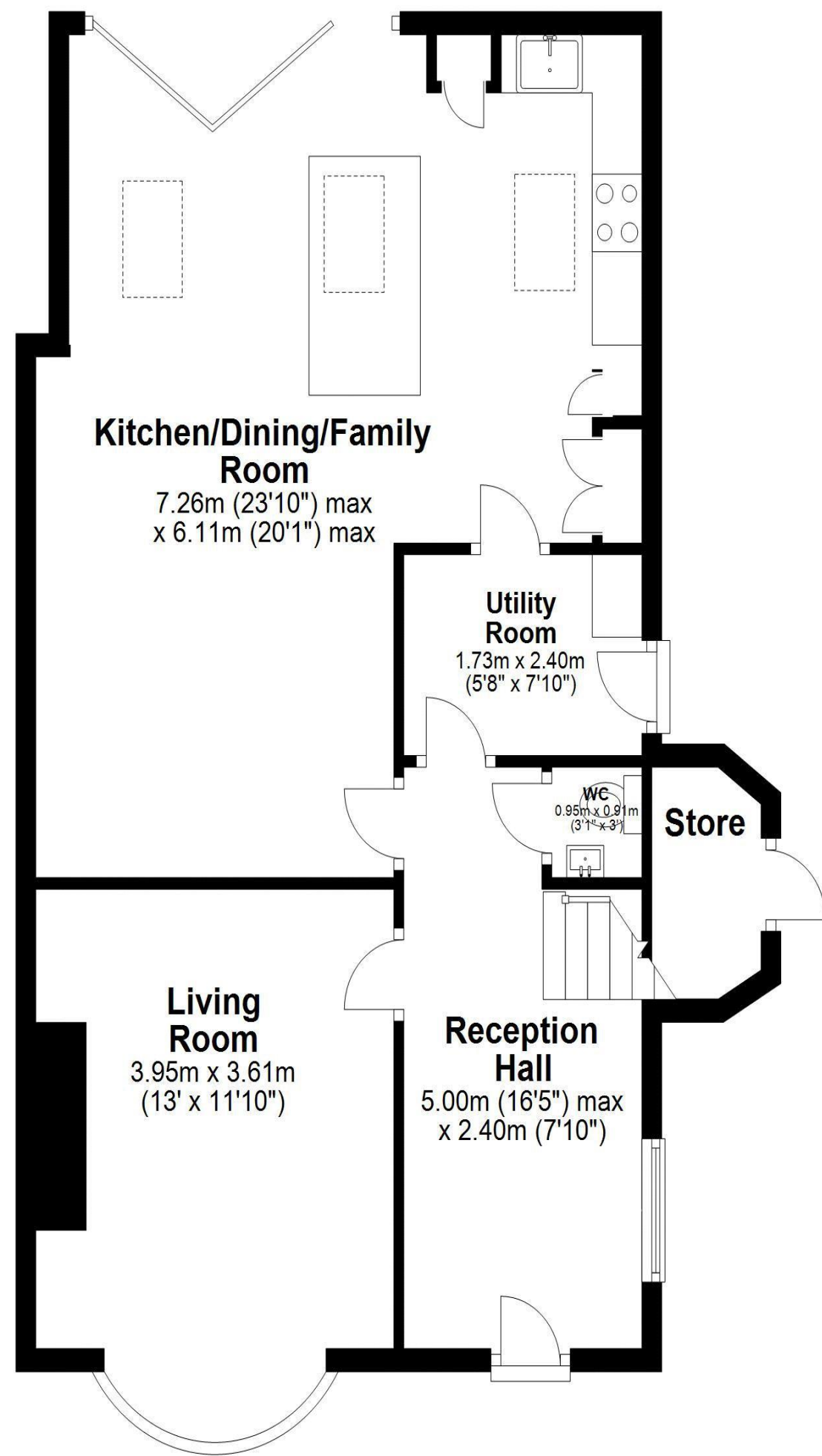
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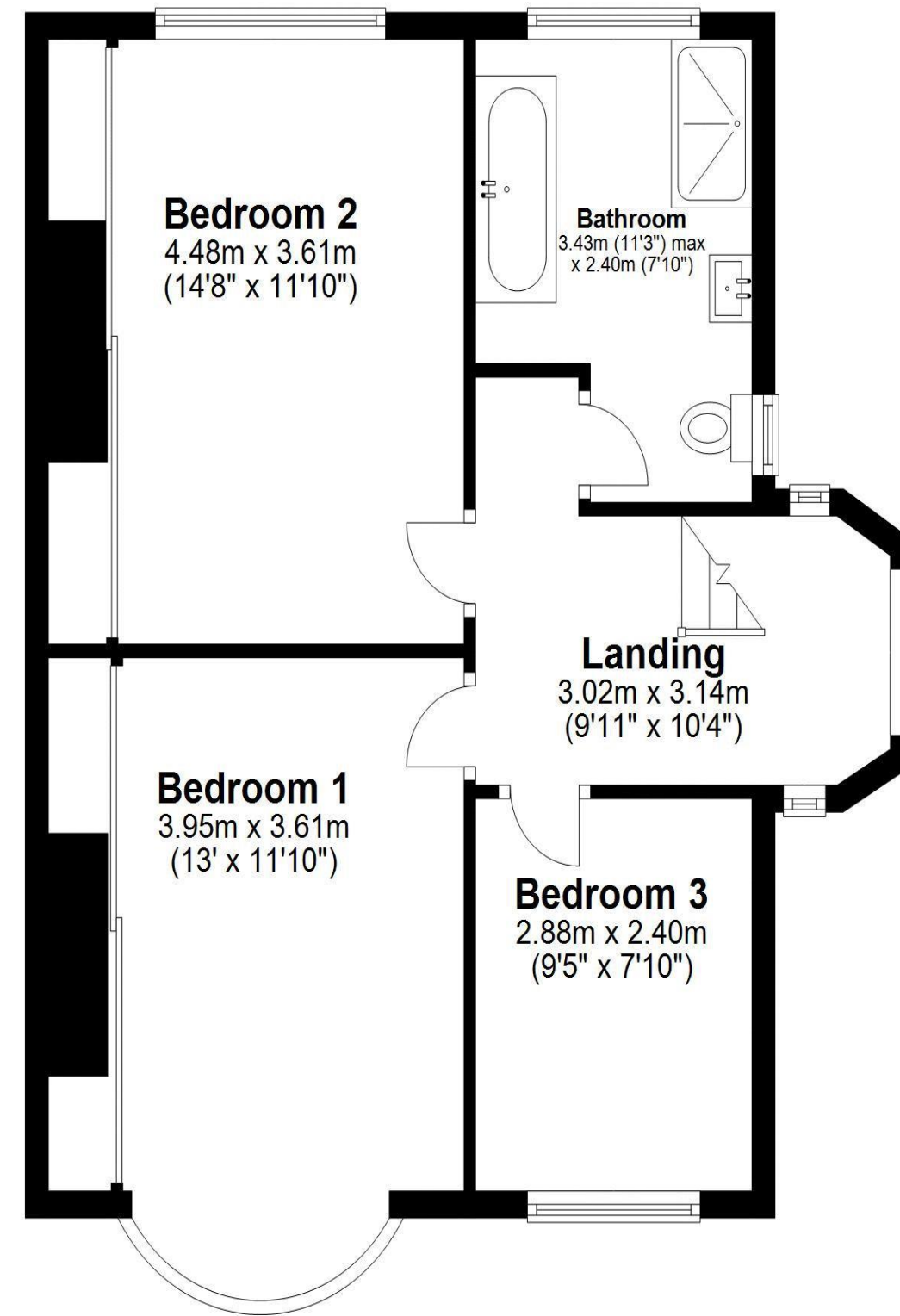
Ground Floor

Approx. 82.0 sq. metres (883.0 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



Total area: approx. 136.8 sq. metres (1472.4 sq. feet)

34 Polwarth Road, NEWCASTLE UPON TYNE



Externally, the property enjoys a lovely front garden with a block paved driveway offering off street parking, electronic car charging point and access to garage.

To the rear is a delightful family garden with a raised and paved seating area, well stocked borders and fenced boundaries.

Double glazed throughout, with plantation shutters and gas 'Combi' central heating this excellent semi-detached family home simply demands an early inspection and viewings re strongly advised.

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

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