



1 Roseworth Crescent

Gosforth



SANDERSON
YOUNG





1 Roseworth Crescent Gosforth, NE3 1NR

Stylish Edwardian End Terraced Home Situated within Gosforth's Conservation Area & Boasting Two Great Reception Rooms, Kitchen/Diner, Five Bedrooms, Refitted Family Bathroom, Second Shower Room, Shared Driveway & Lovely West Facing Rear Courtyard!

The property, which enjoys a lovely open outlook, is thought to have been originally constructed around 1908 and is situated only a stone's throw from the cafes, restaurants and shops of Gosforth High Street.

Roseworth Crescent, which is located in the very heart of Gosforth's Conservation Area, is perfectly located close to excellent transport links providing great access into Newcastle City Centre and the beautiful surrounding greenery of Newcastle's Town Moor which is only a short walk away.

Price Guide:

Offers Over £635,000

🏠 5 🛏 2 🚿 2 📺 D







Boasting in excess of 2,200 sq.ft of internal living space, the accommodation briefly comprises: Stained glass entrance lobby | Entrance hall with solid wood flooring | Lounge with log burning stove, bespoke fitted storage to the alcoves and feature bay window | Dining/family room, with a period fireplace and French doors leading to the rear courtyard | Kitchen/diner, which encompasses the full off shoot, with fitted cabinetry and French doors to the rear terrace.

The stairs then lead to the generous first floor split level landing and onto four bedrooms, of which three are comfortable doubles | Bedroom one is positioned to the front with a feature fireplace, bay window and fitted wardrobes | Bedroom two is located to the rear and is a generous double | Bedroom three is situated to the very rear of the offshoot and is a further double | Bedroom four/study is a single | Stylish, refitted family bathroom with four piece suite.

The stairs then continue up to the loft conversion and offer access to bedroom Five/games Room, which enjoys large Velux windows | Bedroom five gives access to a separate study | Family shower room/WC | Walk in storage area.

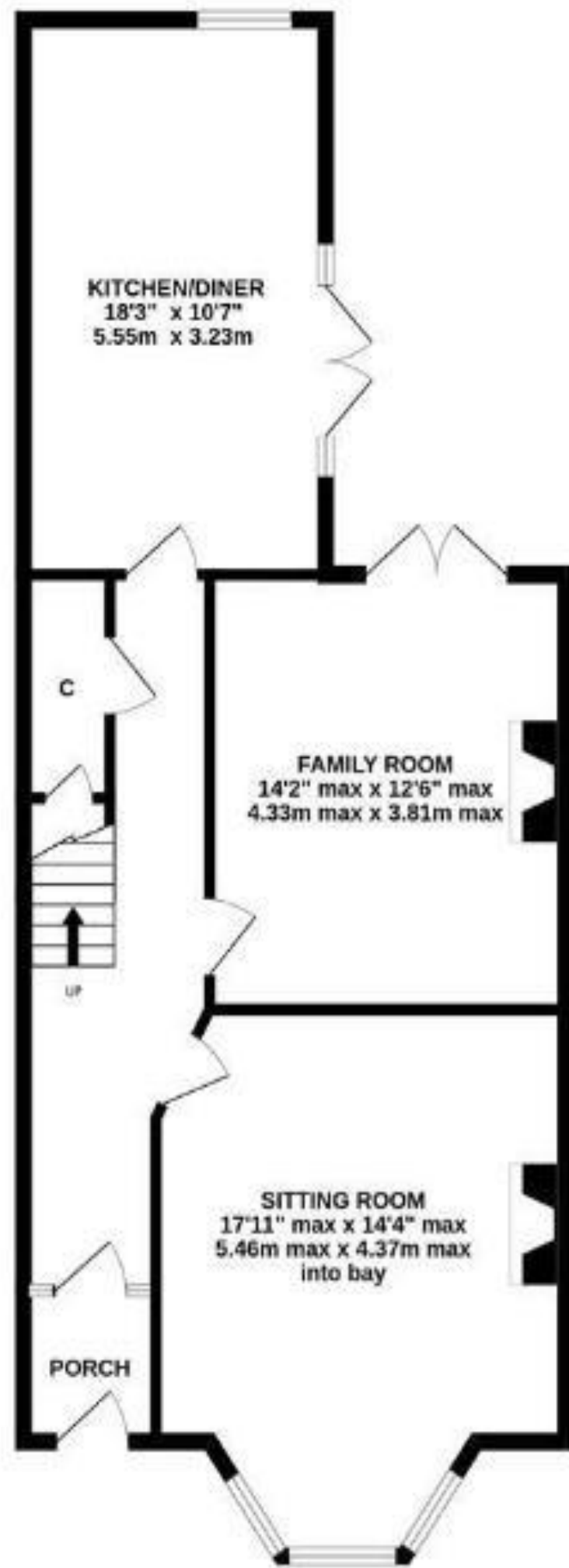


Emma Lane
0191 213 0033
emma.lane@sandersonyoung.co.uk





GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



2ND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Externally, the property benefits from a lovely block paved front garden with walled and hedges boundaries | The driveway to the side is shared with two other properties and offers off street parking | To the rear is a delightful, west facing courtyard garden with paved seating areas and access to a store area. The courtyard enjoys fenced boundaries and mature planting offering a great degree of privacy.

Beautifully presented throughout, with new gas 'Combi' central heating boiler, this fantastic period family home simply demands an early inspection to full appreciate the quality of accommodation on offer in this fantastic central location!

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



1 Roseworth Crescent

Gosforth

