



26 West Avenue

Gosforth





**26 West Avenue
Gosforth, Newcastle upon Tyne NE3 4ES**

A substantial, double fronted, six bedroom family home, located in a fabulous corner position on West Avenue and Woodbine Avenue benefitting from a south and west facing aspect to the front and side.

The property benefits from many lovely features including decorative cornicing, wood flooring, period fireplaces and sash windows.

Situated on this prime residential address in the heart of Gosforth, the property is ideally located within walking distance of Gosforth High Street, outstanding local schooling and offers easy accessibility into Newcastle City Centre.

Price Guide:

Guide Price £1,100,000

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The accommodation comprises:

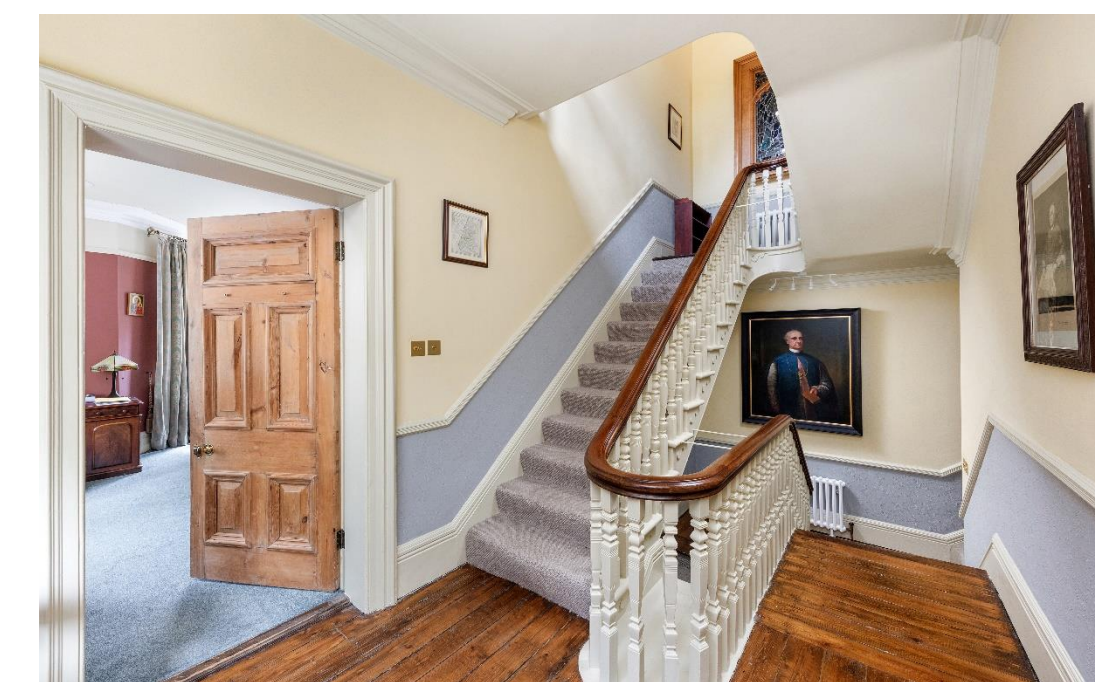
Entrance porch | Reception hallway with WC, store cupboard and staircase leading to the first floor | Drawing room, currently being used as an office, with two large bay windows, storage to the alcoves and a beautiful fireplace | Dining room with recess fitted storage and a marble fireplace, which is open through to the kitchen

Kitchen/breakfast room with a free standing stripped pine wood dresser unit, wood cabinets, a large central island with Belfast sink, four oven AGA with gas hob, and a good sized pantry cupboard

Large utility/laundry room with a ground floor WC and door to the parking area

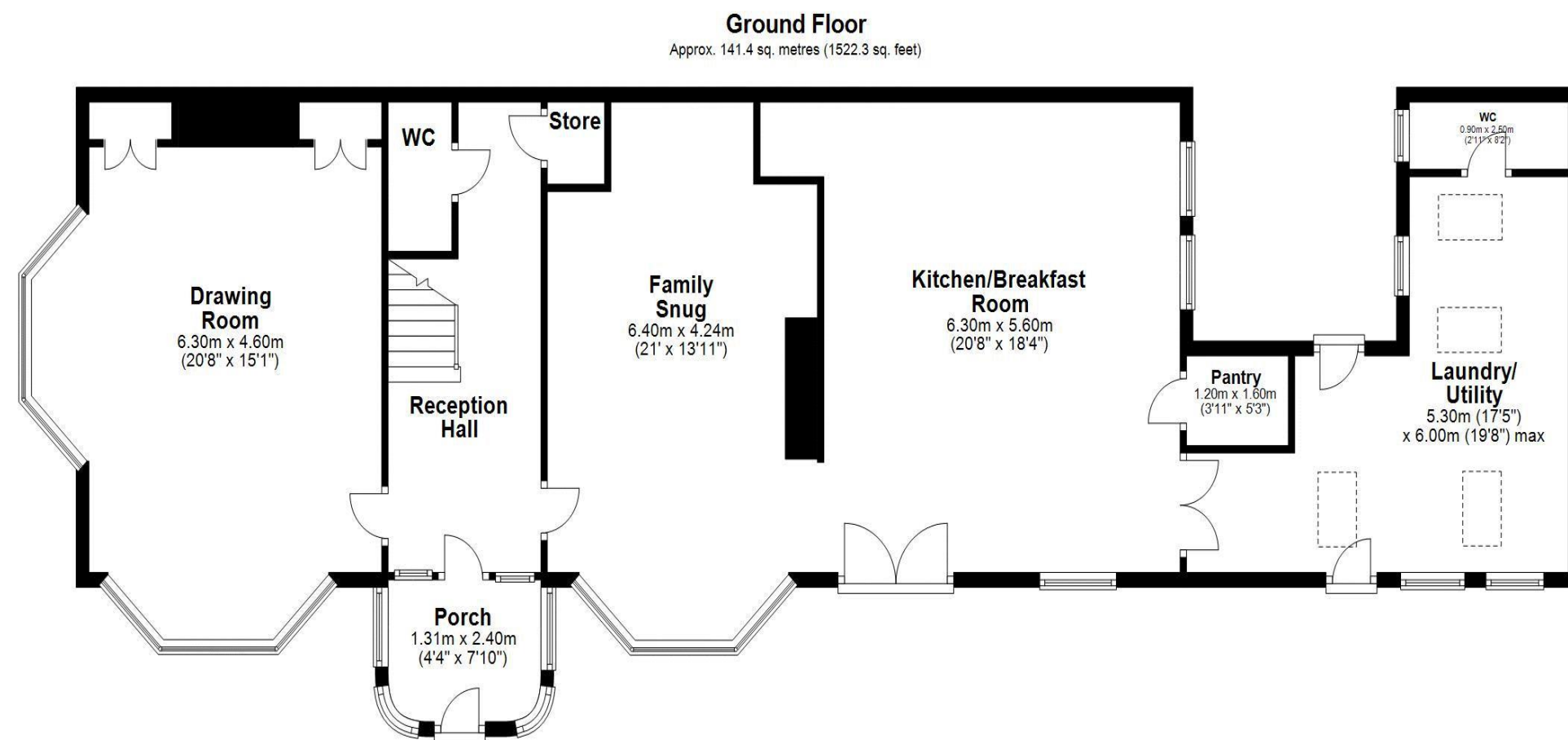


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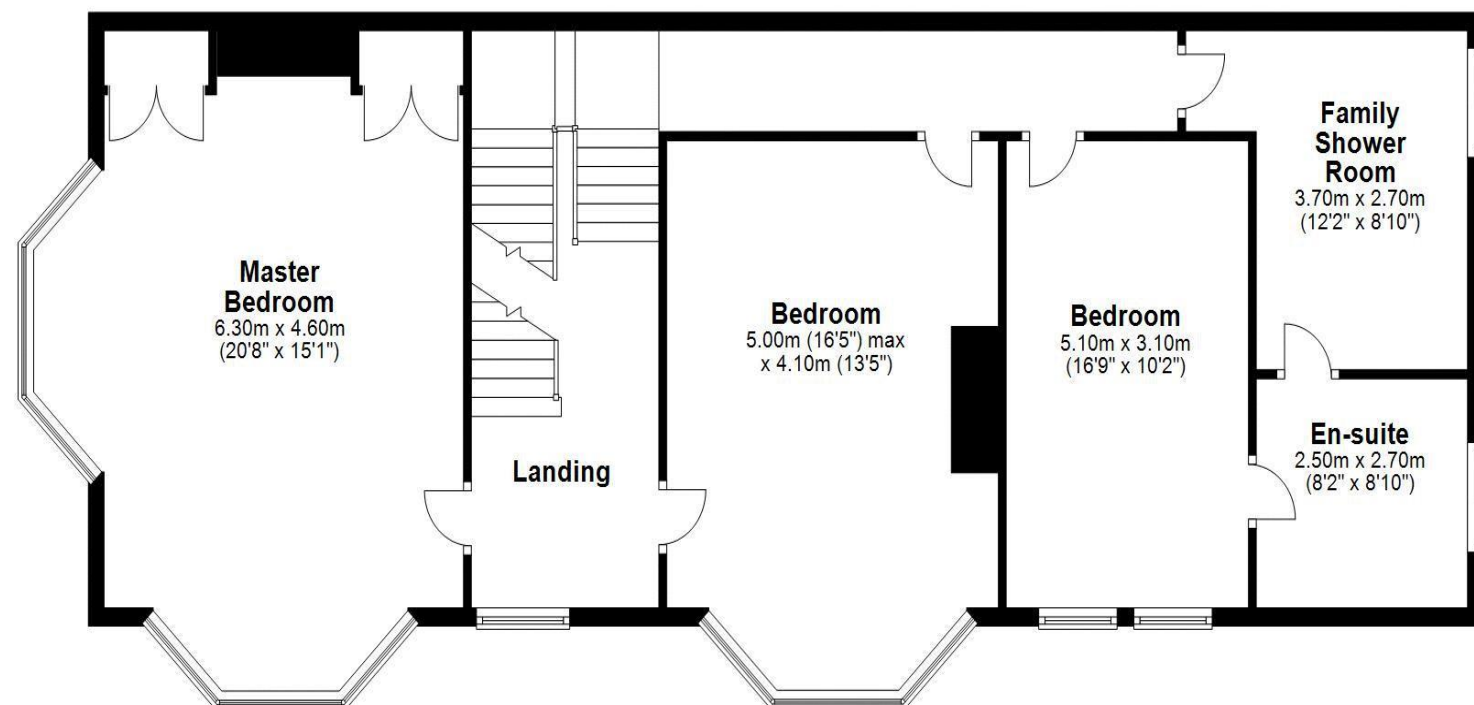




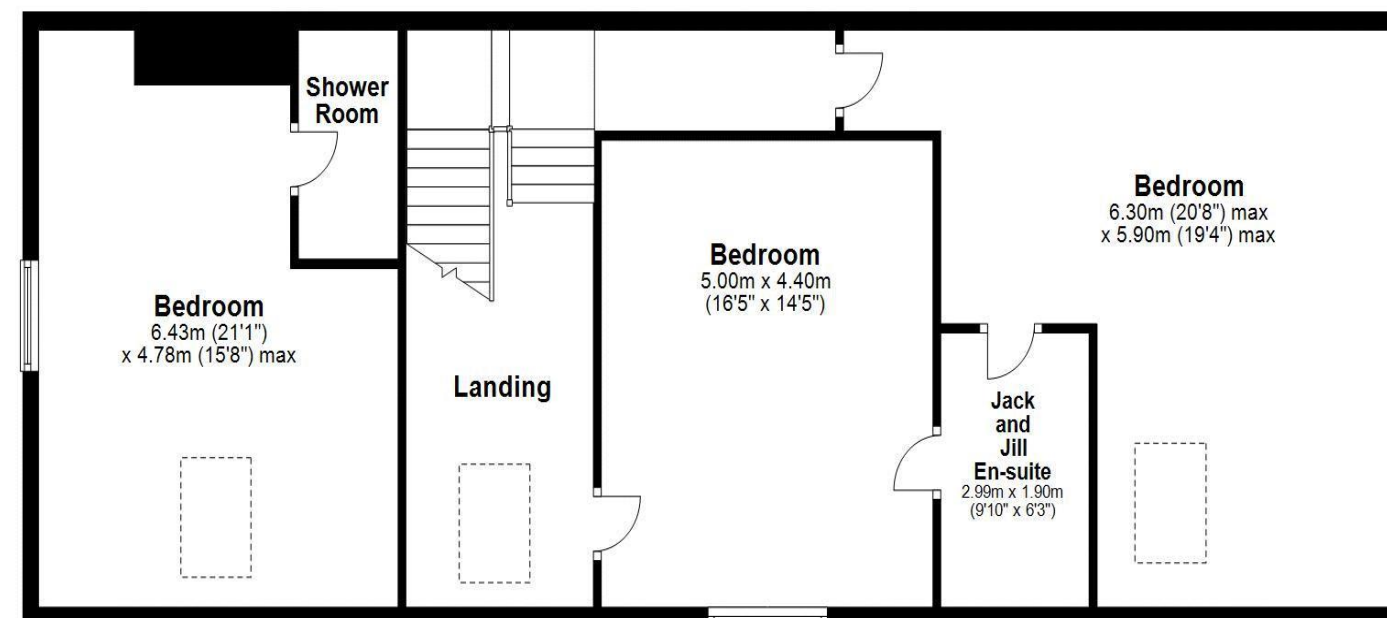




First Floor
Approx. 110.9 sq. metres (1193.2 sq. feet)



Second Floor
Approx. 111.3 sq. metres (1198.2 sq. feet)



Total area: approx. 363.6 sq. metres (3913.7 sq. feet)
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The stairs lead to the first floor landing | Master bedroom with fitted storage and two bay windows | Two further good sized bedrooms, one with an ensuite shower room | Family shower room with a large walk in shower

To the second floor, there are three further bedrooms, one with an ensuite shower room and the other two sharing a Jack & Jill ensuite.

Externally, to the front there is a lovely gated entrance leading into the wraparound garden with its high hedge boundary giving good privacy | Small internal rear courtyard | Off street parking to the rear for two vehicles

A special home in a much sought after location for which early viewing is highly recommended.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: D



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rare!
From Sanderson Young