



23 Hawthorn Road

Gosforth



SANDERSON
YOUNG



23 Hawthorn Road Gosforth

A well presented and extended, four bedroom stone terraced house on this popular central Gosforth residential road, with accommodation set over three floors - three reception rooms, large kitchen/breakfast room, a lawned town garden to the front and on street parking. NO UPWARD CHAIN.

An excellent traditional terrace house, extended by the owners to create a third reception area, and large open plan kitchen. Outside space is to the front only where there is a town garden.

The house has retained many period and original features including decorative ceiling coving, roses, and picture rails, period fireplaces to the sitting room and main bedroom/drawing room.

Price Guide:
Guide Price £500,000

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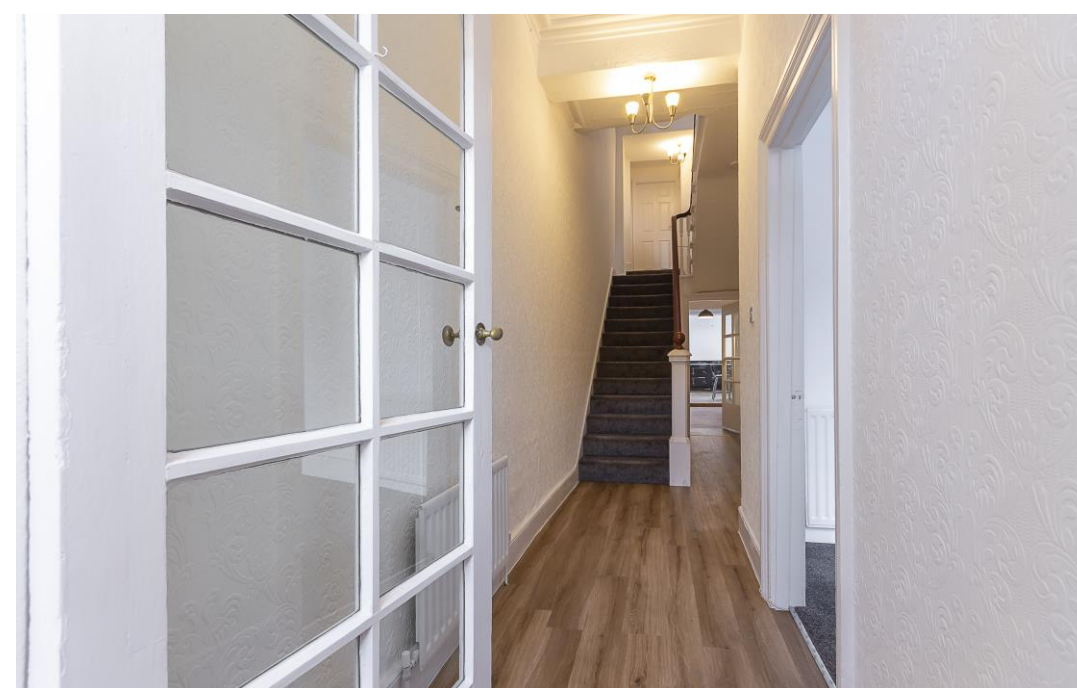




Ground Floor - Entrance vestibule with a glazed door to the hallway | Reception hallway with a traditional balustrade staircase to the first floor | Lovely sitting room with two sash windows to the front elevation, decorative ceiling coving and a picture rail to the high ceiling, an open fire with a cast iron and tiled insert, and decorative surround | Dining room with high ceilings with decorative ceiling coving and a picture rail, glazed French doors open to the extended family room/reception three | Versatile family room, currently used as a gym area, has been extended into the return of the rear yard with a glass Atrium roof giving excellent natural light | Ground floor WC | Open plan Kitchen/Breakfast room - the kitchen is fitted with a range of white cabinets with black granite worktops, with a black two oven AGA and separate electric AGA oven & hob, integrated Neff dishwasher, granite breakfast bar with stools and excellent natural light from the three Velux windows to the roof | Small utility room with fitted cabinets, a stainless steel sink, gas boiler, plumbing for washing machine, space for fridge, freezer and tumble dryer - a door opens from the utility directly on to the rear lane.

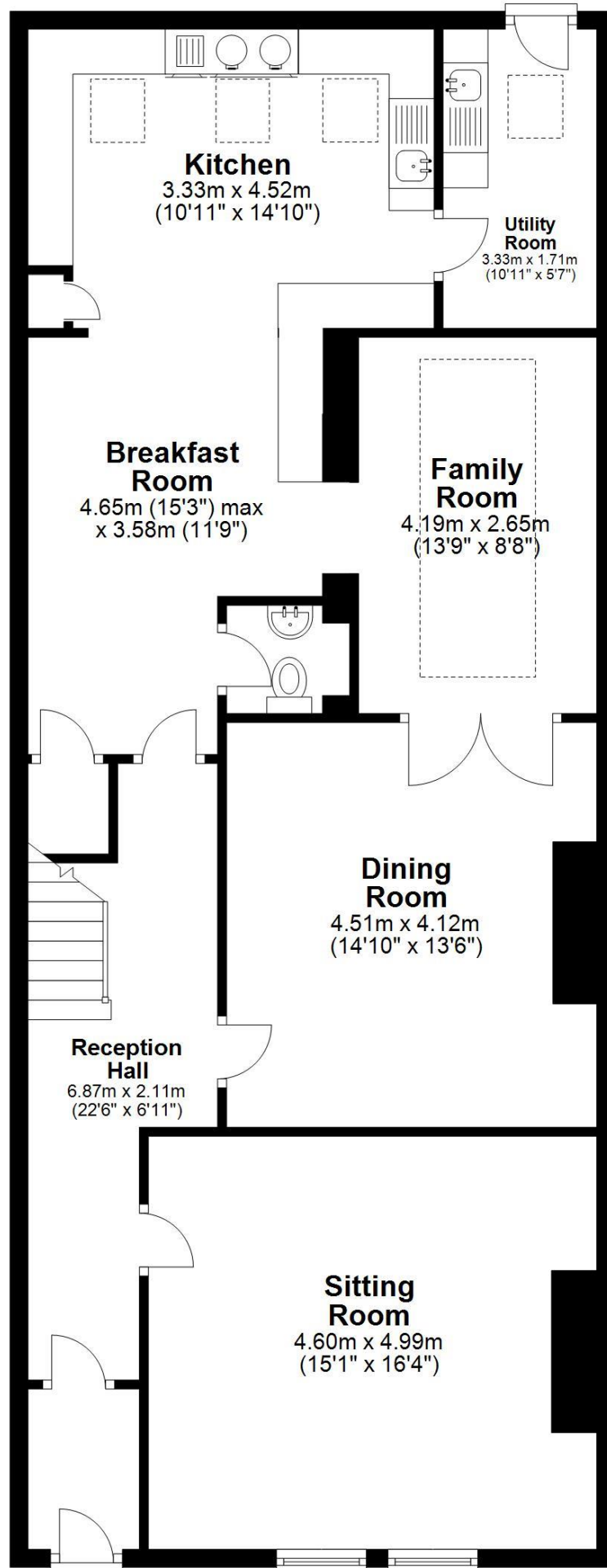


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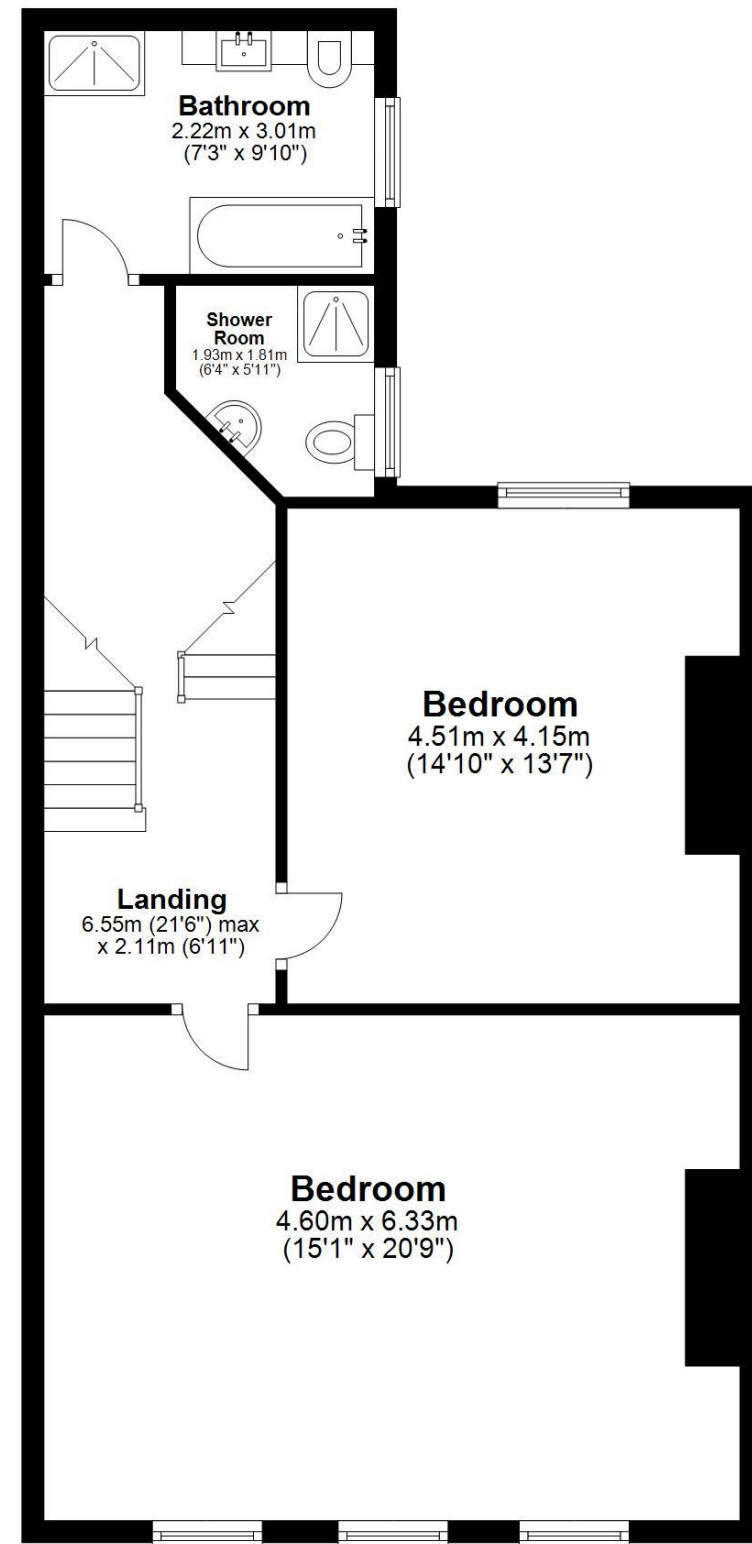
Ground Floor

Approx. 107.2 sq. metres (1153.5 sq. feet)



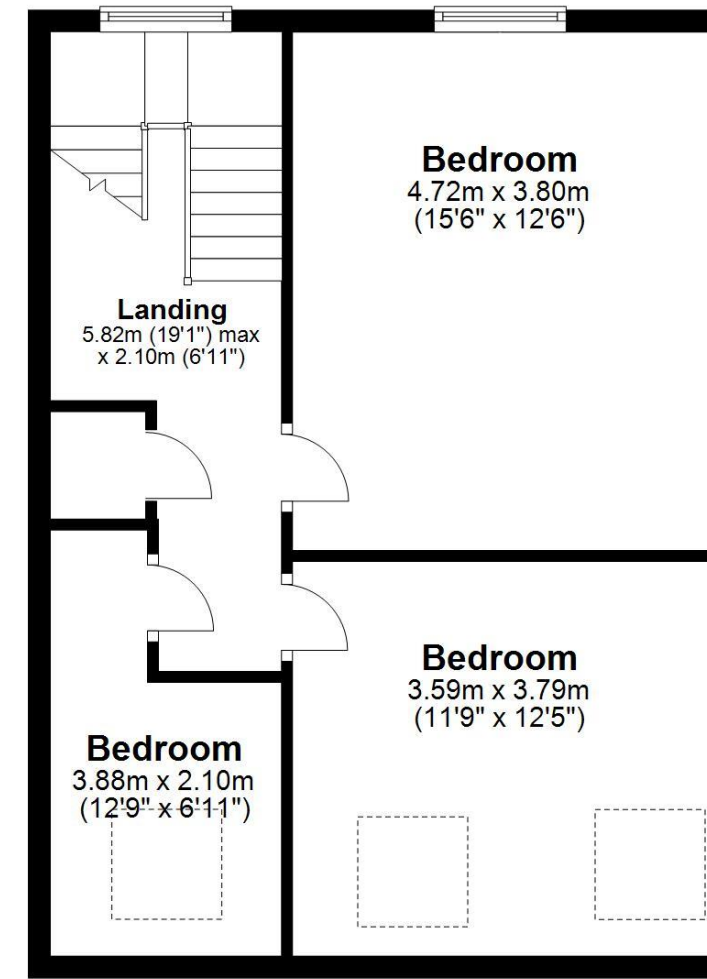
First Floor

Approx. 71.4 sq. metres (768.1 sq. feet)



Second Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 228.9 sq. metres (2464.3 sq. feet)

23 Hawthorn Road, -



First floor - To the half landing, there is access to a bathroom/wc and separate shower room/wc | Bathroom with a white bath, wc, basin in a vanity unity, with a separate mains shower, and heated towel rail | Separate shower room with an electric shower, wc, wash hand basin | Impressive master bedroom /Drawing room with a period fireplace with gas insert, three large sash windows to the front and decorative ceiling coving and rose | Double bedroom two with high ceilings with decorative ceiling coving, and window to the rear.

Second floor - Second floor landing with a large linen cupboard and loft access | Bedroom three is a double bedroom with a double glazed window to the rear | Bedroom four has two large Velux windows to the front | Small box room, ideal as a study, with a Velux window to the roof.

Externally - there is a paved front garden with a raised flower bed, with good privacy with a mature hedge to the boundary. Direct access to the rear lane from the utility room.

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