



# 52 The Grove

Gosforth









52 The Grove  
Gosforth, NE3 1NJ

Extended 1930s Semi Detached Home, with Some Original Features, Two Reception Rooms, Kitchen/Breakfast Room, Five Bedrooms, Shower Room, Family Bathroom & Separate WC, Off Street Parking to the Front & South Facing Rear Garden!

Situated on this highly desirable street within the heart of Gosforth, is this five bedroom family home, benefitting from substantial accommodation which has been well maintained and cared for. The roof has been replaced in recent years. The property now shows obvious potential for a future buyer to further improve the property by updating and modernising throughout.

Price Guide:  
Offers Over £599,995

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Ideally located on The Grove, Gosforth, which is highly regarded as one of Gosforth's most desirable residential locations, the property is perfectly situated close to Gosforth High Street with its shops, cafes and amenities, Gosforth Central Park and is also well placed to offer direct access to outstanding local schooling. The property itself is perfectly positioned towards the South Gosforth end of The Grove and is located only a short walk from South Gosforth Metro Station, providing excellent transport links into Newcastle City Centre, Newcastle Airport, and throughout the region.

The accommodation comprises: Entrance vestibule | Reception hallway with staircase leading to the first floor and understairs WC | Generous front living room with feature fireplace | Dining room with views over the rear gardens | Kitchen/breakfast room with door leading out on the rear garden.



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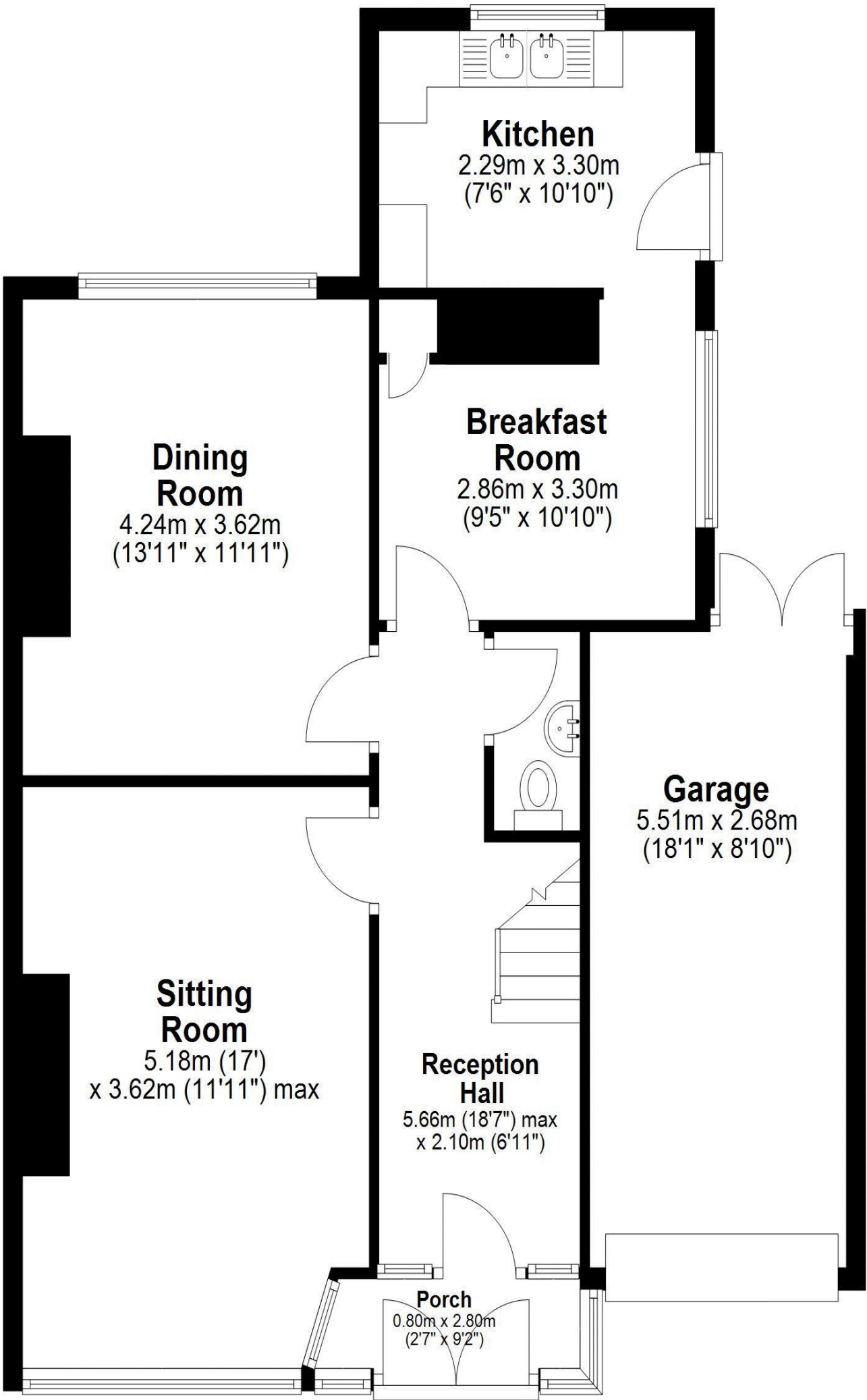






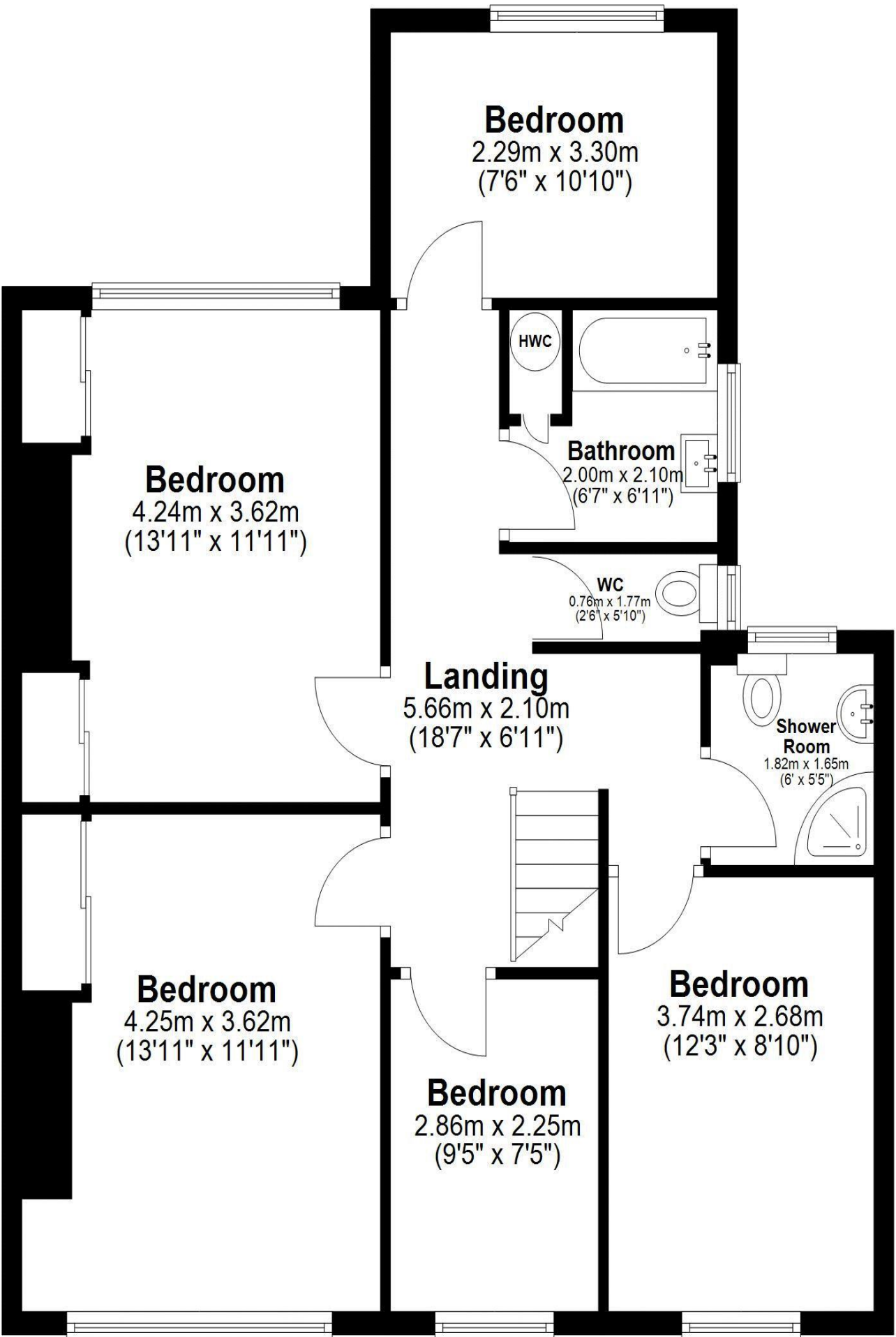
**Ground Floor**

Approx. 82.2 sq. metres (884.5 sq. feet)



**First Floor**

Approx. 77.7 sq. metres (836.0 sq. feet)



First floor landing | Four double bedrooms | Fifth single bedroom | Family bathroom with separate WC | Shower room.

Externally, 52 The Grove enjoys off street parking to the front | Single garage | Rear south facing garden, which is laid predominately to lawn with fenced boundaries.

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

Total area: approx. 159.8 sq. metres (1720.6 sq. feet)

**52 The Grove, Gosforth, -**



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