



42 Broomfield Road

Gosforth



SANDERSON
YOUNG





42 Broomfield Road
Gosforth, NE3 4HH

Stylish Mid Terraced Home Boasting Three Bedrooms, an Immaculate Family Bathroom, Well Presented Living Room, Open Plan Kitchen/Diner, Sunroom & Generous Courtyard Garden!

This period residence is ideally located on Broomfield Road, Gosforth. Broomfield Road, which is perfectly placed within Gosforth and located just off North Avenue and Linden Road, offers excellent access to Gosforth High Street with its shops, cafes and amenities and is also located close to outstanding local schooling and excellent transport links into Newcastle City Centre.

Price Guide:
Offers Over £390,000

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The internal accommodation briefly comprises: Entrance hallway with staircase leading up to the first floor | Lounge with period gas fireplace and south facing window | Stylish open-plan kitchen/dining room with integrated appliances, store cupboard, bespoke alcove storage and door to sunroom| Sunroom with door to the rear courtyard.

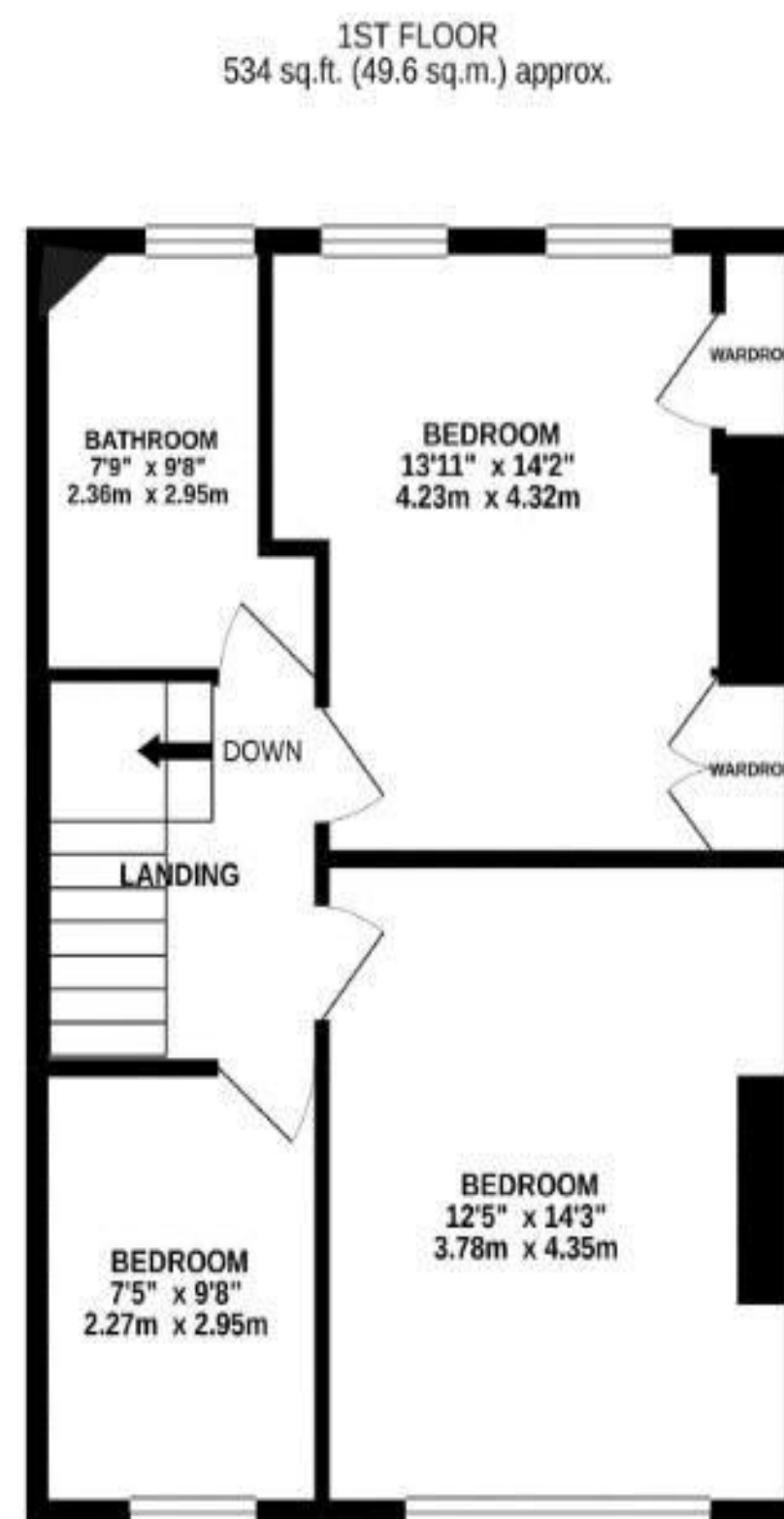
The staircase then leads to the first-floor and on in turn to three bedrooms | Bedrooms one & two are generous double bedrooms situated to the front and rear | Bedroom three is a smaller $\frac{3}{4}$ room | Modern family bathroom with three piece suite.



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TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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.

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Externally, the property offers a small town garden to the front which has been attractively tiled | To the rear is a private courtyard with walled boundaries, artificial grass and gated access to the rear service lane | Residential parking is offered to the front of the property.

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

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