



# 7 Westfield Avenue

Gosforth









7 Westfield Avenue  
Gosforth, Newcastle upon Tyne NE3 4YH

**Imposing & Substantial Period Terraced Home which is Purpose Built Over Three Floors with Three Reception Rooms, Including a Magnificent Full Width Garden Room, Formal Lounge, Dining Room, Kitchen/Breakfast Room, Utility & Large Store, Seven Large Double Bedrooms plus Study/Eighth Double Bedroom, Two Family Bathrooms and a Fantastic Lawned Rear Garden.**

This lovely, purpose built Edwardian terrace is ideally located on Westfield Avenue, Gosforth. Westfield Avenue is perfectly placed within the Gosforth Conservation Area and within walking distance to Gosforth High Street with its wonderful array of shops, cafes, and restaurants, and is also placed close to outstanding schools and transport links.

Price Guide:  
£1,200,000

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Retaining many period features and boasting in excess of 4,000 sq. ft, the accommodation comprises:

Entrance lobby through to the entrance hall with large cloakroom/WC and understairs cupboard | Stylish kitchen with breakfast bar and integrated appliances | Utility and store room which has access to the front courtyard | Formal lounge with tall ceiling, bay window, and feature fireplace | Dining room also with tall ceiling, leading to garden room | Magnificent full width garden room with underfloor heating and doors onto the rear garden

To the first floor, an impressive large principal bedroom fitted with bespoke cabinetry and walk in bay window | Two comfortable double bedrooms | A fourth bedroom currently laid out as a study with fitted shelving | The first floor landing leads onto the lovely family bathroom with four piece suite, including a freestanding cast iron bath

The stairs then continue to the second floor which accommodates four more generous double bedrooms, all with beautiful cast iron fireplaces | The landing also offers access to a second large family bathroom, also fitted with a four piece suite

The bathroom provides access to a large attic space that has the potential to be converted, subject to normal planning consents



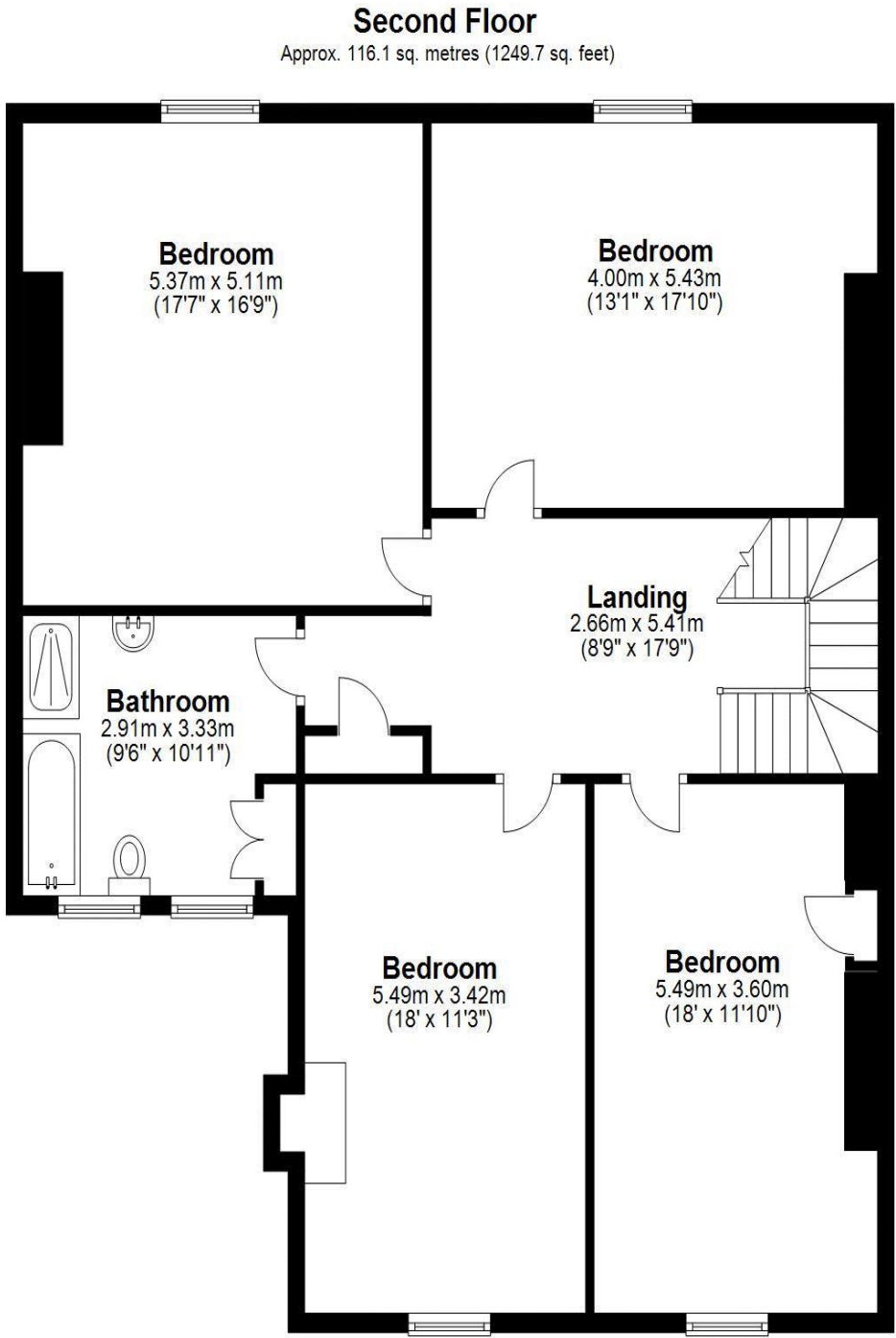
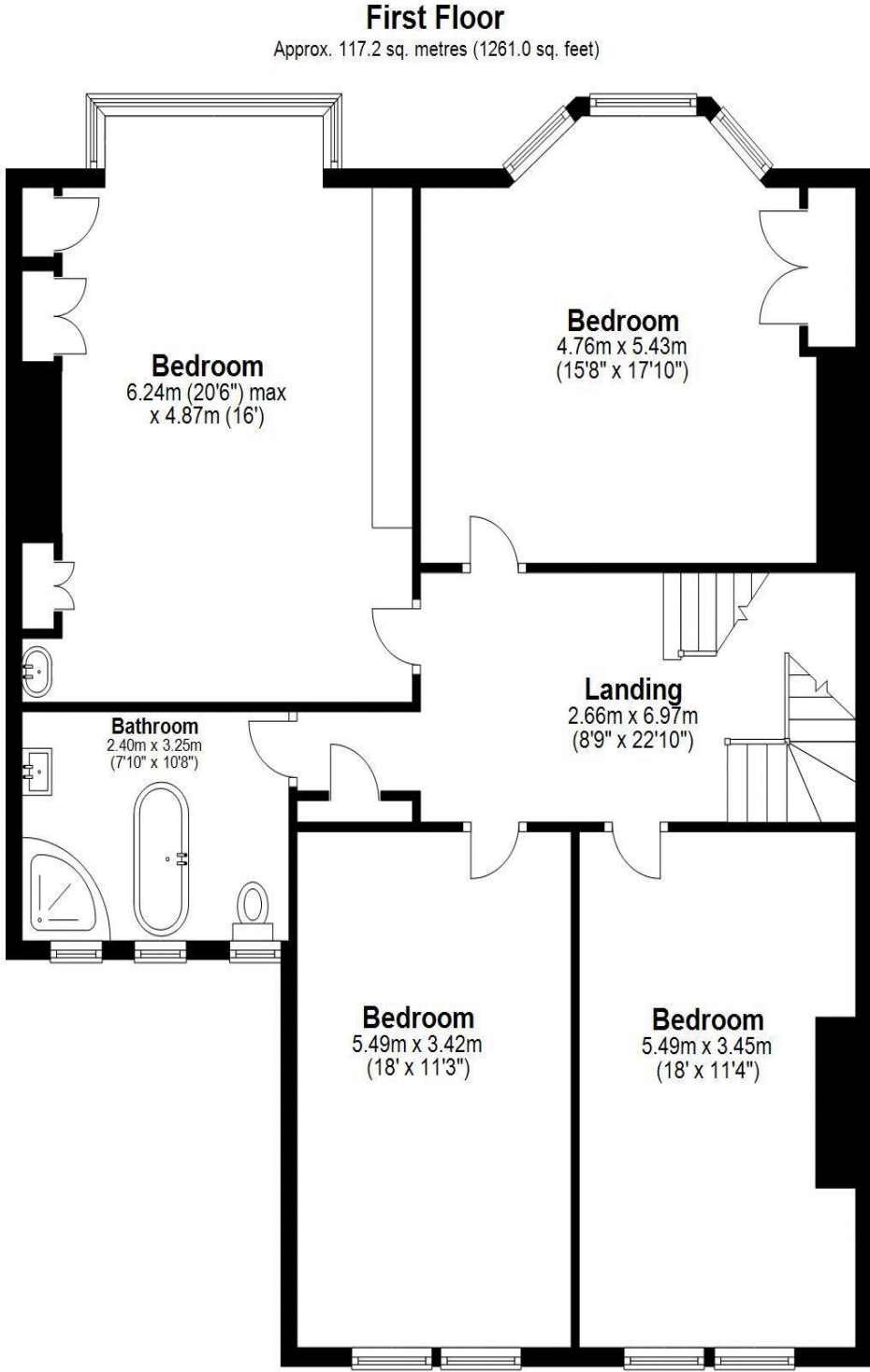
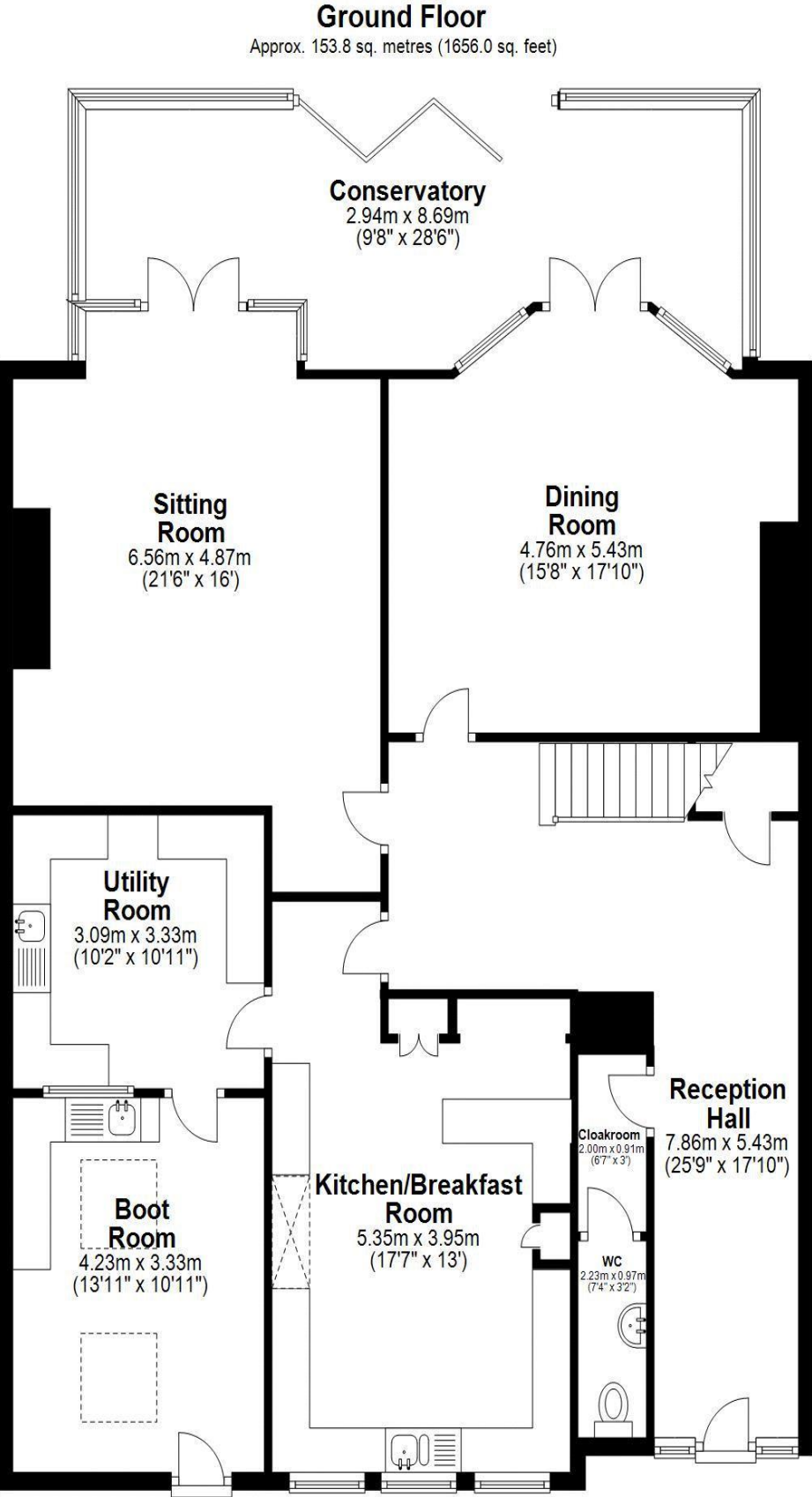
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Total area: approx. 387.1 sq. metres (4166.7 sq. feet)  
**7 Westfield Avenue, NEWCASTLE UPON TYNE**



Externally, the property offers a small, partially lawned garden to the front with wrought iron railings and dual entrance gates.

To the rear is a beautiful, lawned, family garden which is walled and offers mature planted borders.

Well presented throughout, with tall ceilings and gas central heating, this wonderful period family home simply demands an early inspection!

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



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rare!  
From Sanderson Young

