



1 Poplar Place

Gosforth



SANDERSON
YOUNG



1 Poplar Place
Gosforth, NE3 1DR

Well Presented End Terrace Property, Offering Three/Four Bedrooms, Two/Three Reception Rooms, Family Bathroom, Kitchen, Wrap Around Front Garden & Rear Courtyard!

This delightful Victorian terraced home, which is unique in its size, is ideally located on the pedestrianised terrace of Poplar Place, Gosforth. Poplar Place, which is perfectly placed only a stones-throw from outstanding local schooling, is positioned within striking distance of Gosforth High Street, with its local shops, restaurants and cafés. The property is also situated only a short walk from Regent Centre Metro and Bus station offering easy access into Newcastle City Centre and throughout the region.

Price Guide:
Offers Over £325,000

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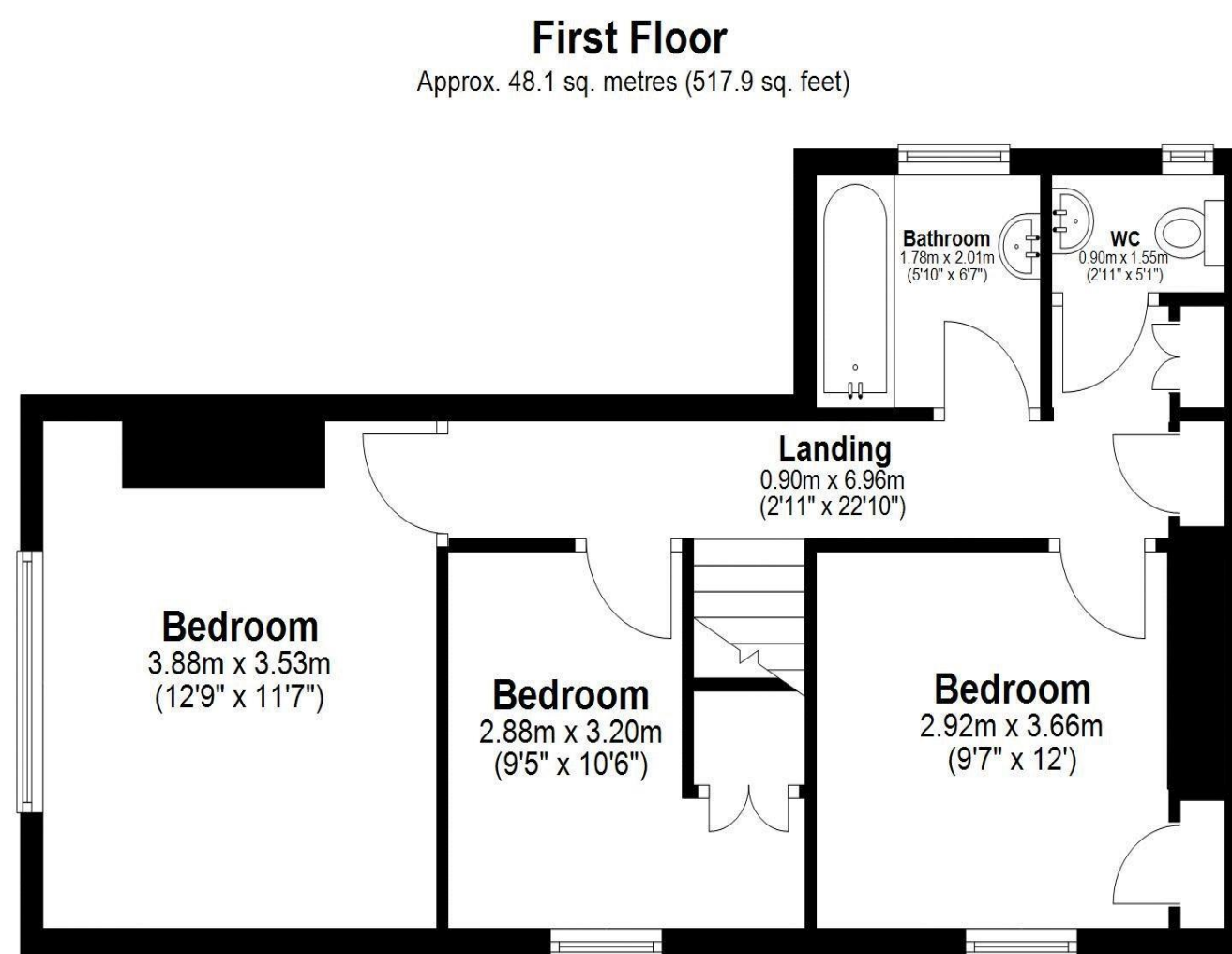
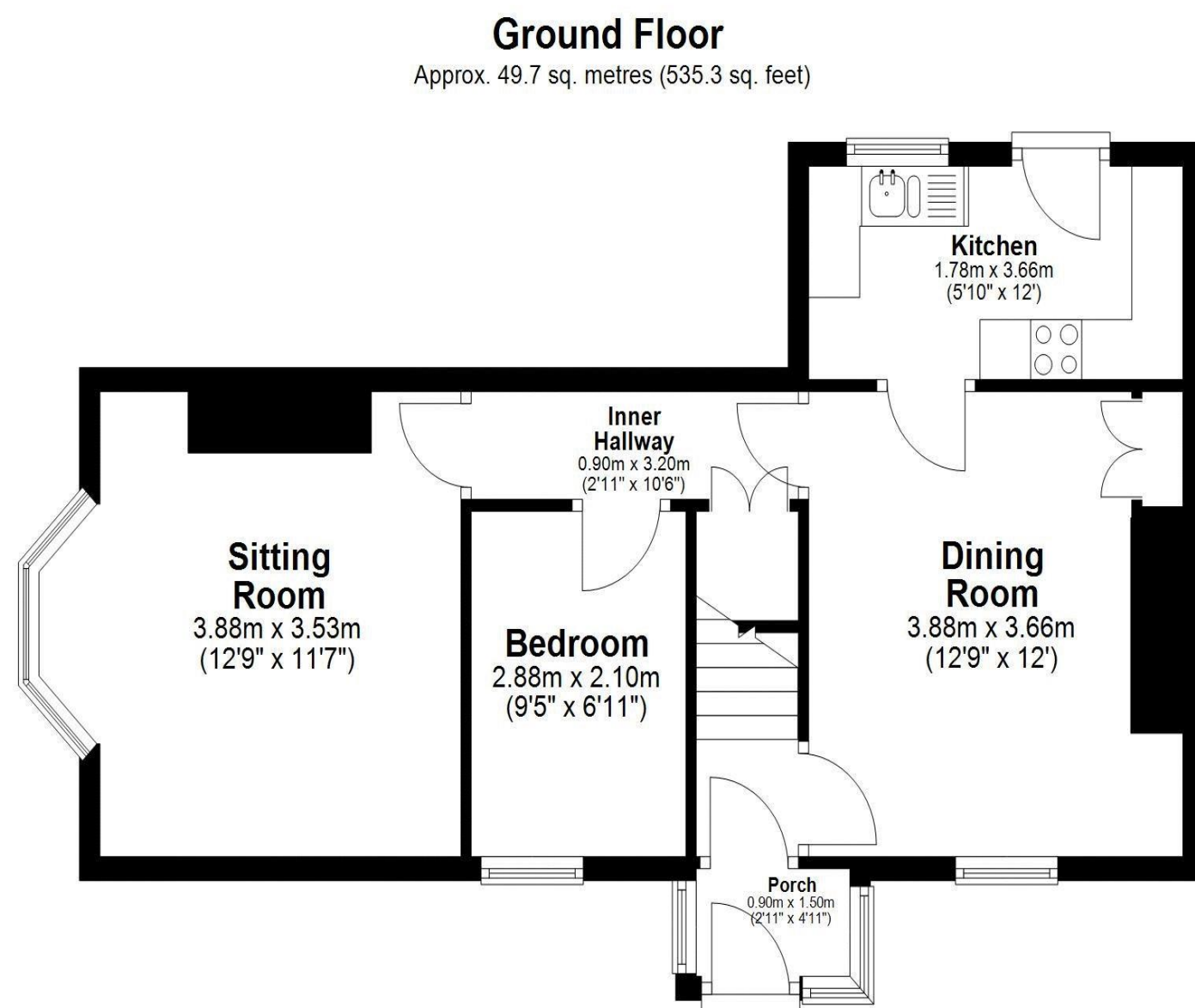
Boasting in excess of 1050 sq/ft, the internal accommodation comprises: Entrance vestibule | Hallway with staircase leading up to the first floor | Generous sized dining room overlooking the front garden | Dining room connects through to the rear kitchen which offers integrated appliances, modern cabinetry and worktops, as well as access to the rear courtyard | The hallway then connects through to a large living room benefitting from a lovely bay window and feature fireplace | Study/Bedroom Four.

The staircase then leads up to the first floor split level landing and onto three bedrooms | Bedroom's one and two both offer large double rooms and bedroom three is a large single room | The family bathroom is accessed just off the landing and offers a three piece suite with separate WC.



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Total area: approx. 97.8 sq. metres (1053.2 sq. feet)

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Externally, the property is approached via a wrap around, large front garden, which is laid partially to lawn and partially to a paved terrace area with fenced borders | To the rear is a courtyard garden with access onto the service lane.

1 Poplar Place, which was previously 1 & 3 Poplar Place, enjoys a uniquely large plot and square footage for the street and early internal inspections are strongly encouraged.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: C | EPC Rating: E

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