



2 Woodbine Avenue

Gosforth

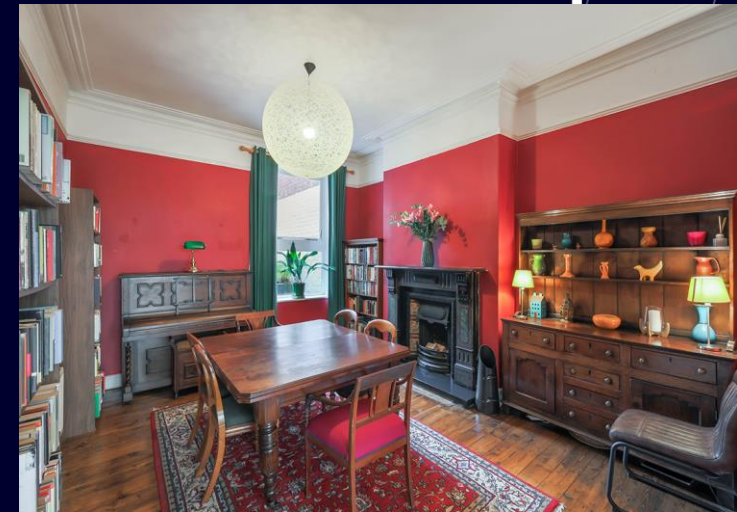


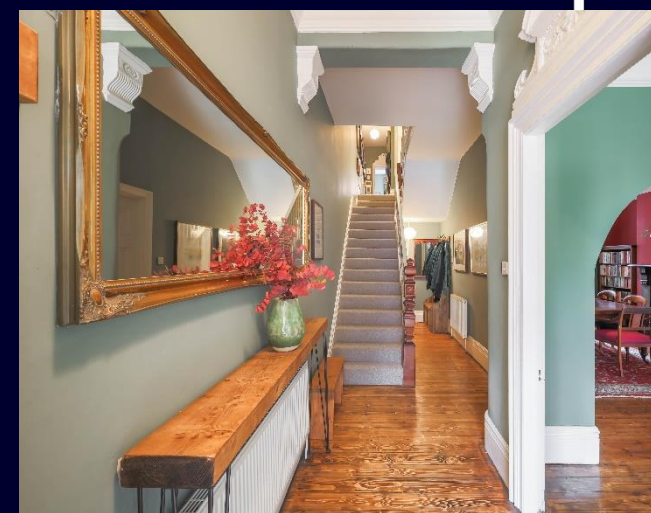
2 Woodbine Avenue, Gosforth, NE3 4EU

Well Presented & Substantial Period Terraced Property Boasting Five/Six Double Bedrooms, Three/Four Reception Rooms, Kitchen, Modern Family Bathroom, Guest WC, Generous Courtyard & Front Town Garden!

This fantastic Edwardian terraced family home, with many period features, is ideally situated on Woodbine Avenue, Gosforth. Woodbine Avenue, one of Gosforth's most desirable residential terraced streets, is ideally located within the heart of Gosforth's Conservation Area and is positioned between West Avenue and Woodbine Road. Woodbine Avenue is also perfectly placed within striking distance to Gosforth High Street with its shops, cafés, restaurants, amenities and excellent transport links.

Boasting close to 3,000 sq/ft, the internal accommodation comprises: Entrance vestibule | Entrance hallway with staircase leading up to first floor and understairs storage | Generous front living room with feature bay window and period fireplace | Open arch connecting through to the dining room, again with feature fireplace | Breakfast room | Guest WC | Generous size kitchen to the rear with integrated appliances.





The staircase then leads up to the first floor landing and onto a highly impressive drawing room, which measures the full width of the property, and further benefits from a large bay window and feature fireplace | This room is currently utilised as a fantastic reception space but lends itself to a further bedroom also | Bedroom two is a generous double room | Bedroom three, again a double room | Family bathroom with modern four piece suite, including Villeroy & Boch sanitaryware.

The staircase then continues up to the second floor and onto two further substantial bedrooms and one smaller double room, with access into the eaves storage.

Externally, the property is approached via wrought iron gates leading to a front town garden with mature hedged boundaries offering a great degree of privacy | To the rear is a courtyard garden with access onto the service lane.

This is an excellent opportunity to purchase a spacious family home in this highly desirable residential area, and early viewings are strongly encouraged to avoid later disappointment! Services| Mains; Gas, Electricity, Water & Drainage | Tenure: Freehold | Council Tax: Band F | EPC: Rating D

Price Guide: Offers Over £685,000





TOTAL FLOOR AREA : 2898 sq.ft. (269.3 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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