



3 Woodbine Avenue

Gosforth



3 Woodbine Avenue, Gosforth, Newcastle upon Tyne, NE3 4EU

Well Presented Three Storey Mid-Terraced Property Boasting Five Double Bedrooms, Three Reception Rooms, Modern Family Bathroom, Generous West Facing Rear Terrace & Front Town Garden!

This fantastic Edwardian family home 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 perfectly placed within striking distance of Gosforth High Street with its shops, cafés, restaurants and amenities. The property is also located close to outstanding local state and independent schooling, excellent local transport links and indeed Newcastle City Centre itself.

Boasting in excess of 2600 sq/ft, the internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading up to the first floor and cloakroom WC | Generous front living room with bay window, marble fireplace and cornicing | Dining room to the rear of the property with marble fireplace | Breakfast room | Fantastic kitchen fitted with a range of modern cabinetry and worktops and central island.





The staircase leads up to the first floor landing and onto three bedrooms | Bedroom One is currently utilised as a drawing room, stretching across the full width of the house with beautiful fireplace, bay window and lovely cornicing | Bedroom Two is rear facing and of good size and proportion | Bedroom Three is a further double bedroom | Family bathroom | Laundry/washroom

The staircase then continues up onto the second floor and onto two further double bedrooms, situated to the front and rear with bedroom four enjoying access to its own modern ensuite shower room wc. There is also access to storage space with low level access to the rear offshoot.

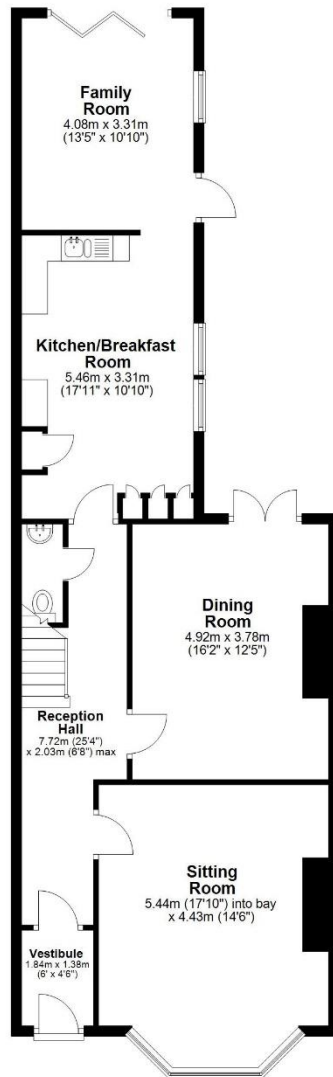
Externally, the property enjoys a small front town garden, secured by a pedestrian gate | To the rear is a west facing terrace and courtyard. An excellent opportunity to purchase a lovely family home in this highly desirable residential area, with early viewings deemed essential to fully appreciate the size and quality of accommodation on offer.

Services | Mains; Electricity, Gas, Water, Drainage| Tenure: Freehold | Council Tax; Band F | Energy Performance Certificate; Rating D

Price Guide: Offers Over £710,000

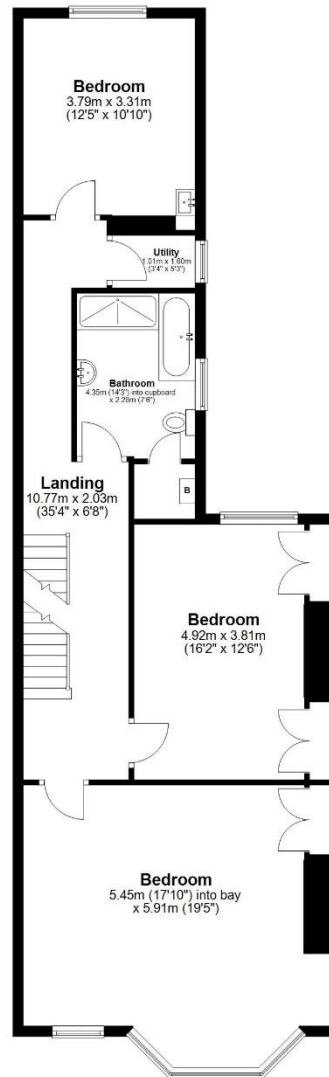
Ground Floor

Approx. 90.0 sq. metres (968.7 sq. feet)



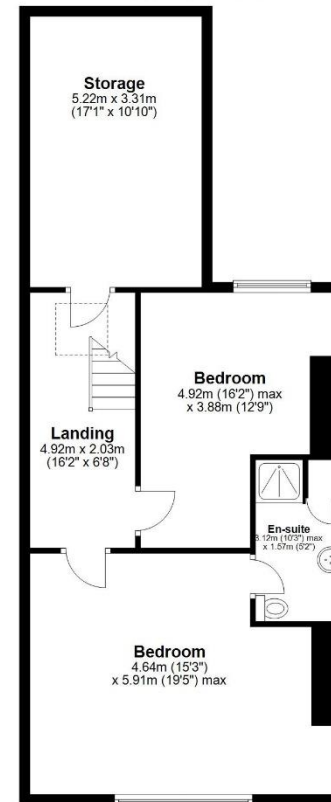
First Floor

Approx. 90.1 sq. metres (970.2 sq. feet)



Second Floor

Main area: approx. 57.5 sq. metres (619.4 sq. feet)
Plus storage: approx. 17.3 sq. metres (185.8 sq. feet)



Main area: Approx. 237.7 sq. metres (2558.3 sq. feet)

Plus storage: approx. 17.3 sq. metres (185.8 sq. feet)

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