



117 Audley Road

Gosforth



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Nestled on the desirable Audley Road in South Gosforth, this beautifully presented and extended two bedroom upper Tyneside flat perfectly is arranged over two floors. The property offers generous and versatile accommodation throughout, including a thoughtfully designed loft conversion that provides an additional multipurpose living space.

Families, professionals and commuters will appreciate the proximity of South Gosforth with its Metro Station providing swift access into Newcastle city centre and beyond. Within a short stroll, you will find a good selection of convenience shops including a local supermarket and smaller retailers, along with highly regarded schooling options. Gosforth Central (formerly Gosforth Shopping Centre) on Gosforth High Street has been transformed into a vibrant hub of independent and high street stores, cafes and restaurants.

Upon entering the property, stairs lead to the first floor landing where two well proportioned bedrooms sit to the front. The principal bedroom enjoys a charming bay window fitted with shutters, a feature fire surround and ample natural light. The second bedroom is also a comfortable double, enhanced by built in sliding wardrobes and a pleasant west facing aspect.





To the rear of the flat lies the impressive open plan kitchen and living area, which has been sympathetically altered by the current owners to create a sociable and inviting space. Part of the dividing wall has been removed to enhance flow and light, resulting in a bright spacious environment ideal for both everyday living and entertaining. The kitchen, fitted by Newcastle Furniture, is of high quality and features a gas hob, oven, integrated fridge freezer and plenty of space for a dining table and chairs. A door from the kitchen leads through to a useful utility area housing the boiler and providing additional storage. Beyond this lies a tiled four piece bathroom suite complete with underfloor heating.

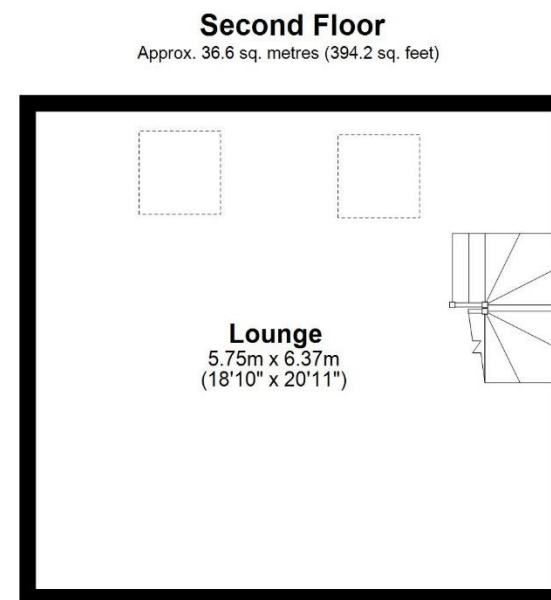
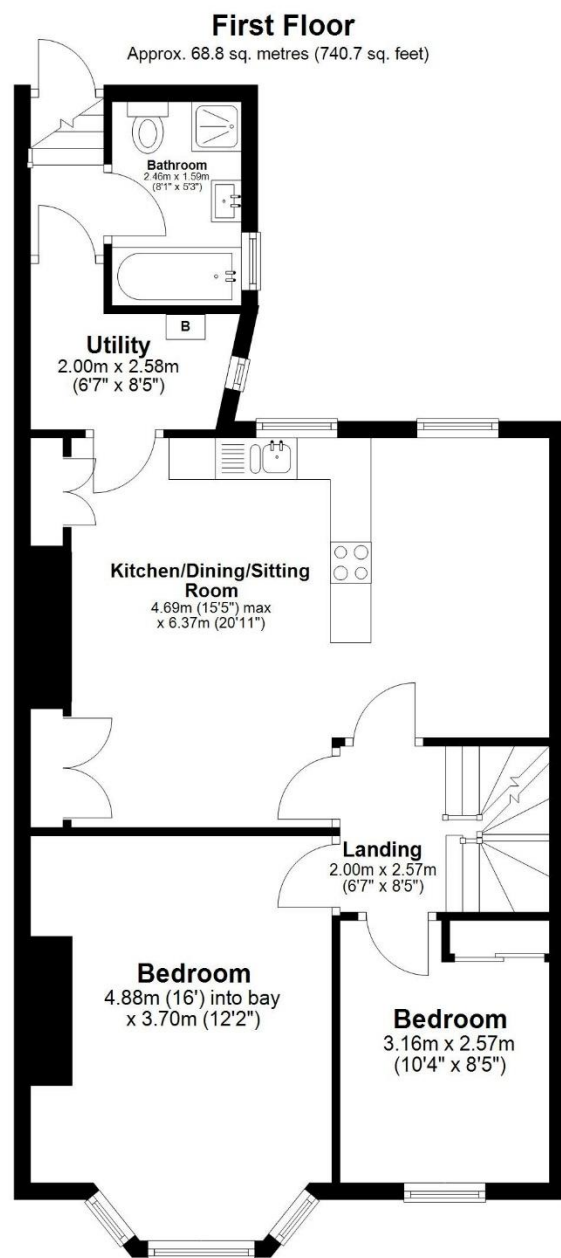
From the utility, a rear door provides access to a private yard with a garage door, offering convenient outdoor and storage space.

Stairs from the landing ascend to the converted loft, a bright and spacious room flooded with natural light from two large Velux windows. Currently used as an additional lounge, this versatile space could serve equally well as a home office, guest room or studio, with far reaching views over the nearby field.

The property is offered to the market with no onward chain.

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

Price Guide: Offers Over £235,000



Total area: approx. 105.4 sq. metres (1134.9 sq. feet)

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