



9 Grasmere Place

Gosforth

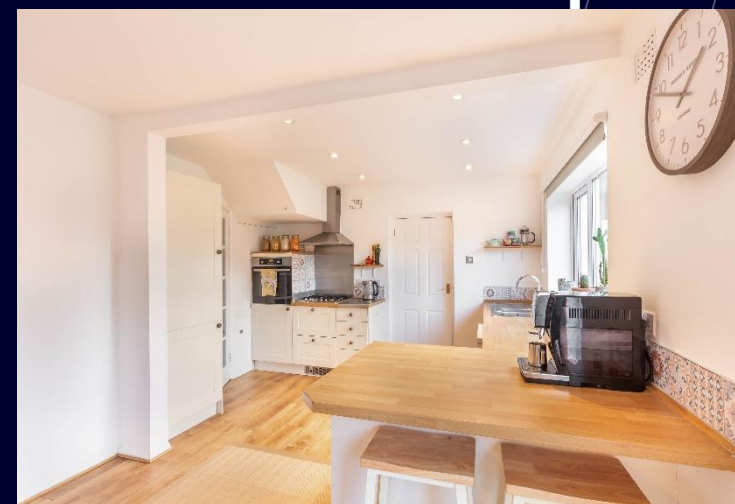


9 Grasmere Place, Gosforth, NE3 2JA

Excellent Semi Detached Family Home Boasting an Extensive West Facing Lawned Rear Garden, with Lounge, Open Plan Kitchen/Diner, Utility, Three Bedrooms & Family Bathroom.

This great, semi detached family home is ideally positioned to the west backing side of Grasmere Place, Gosforth. Grasmere Place, which is a quiet cul-de-sac tucked just off from Broadway West, is perfectly placed to provide easy access into Central Gosforth with its fantastic shopping facilities, amenities and outstanding local schooling. The property is also positioned close to Newcastle City Golf Club, M&S Simply Food and Regent Centre Transport Interchange, offering superb road and rail links into Newcastle City Centre and throughout the region.

The internal accommodation comprises: Entrance hall with stairs to the first floor | Lounge with walk in bay window and double doors leading to the dining area | Open plan kitchen/diner with integrated appliances, breakfast bar and sliding doors leading to the rear gardens from the dining area.





The stairs then lead up to the first floor landing which in turn gives access to three bedrooms, of which two are comfortable doubles | Bedroom one is located to the front of the property | Bedroom two is positioned to the rear and enjoys a westerly aspect with view towards the golf club | Bedroom three is a smaller single room and is currently set out as a nursery | Family bathroom with three piece suite.

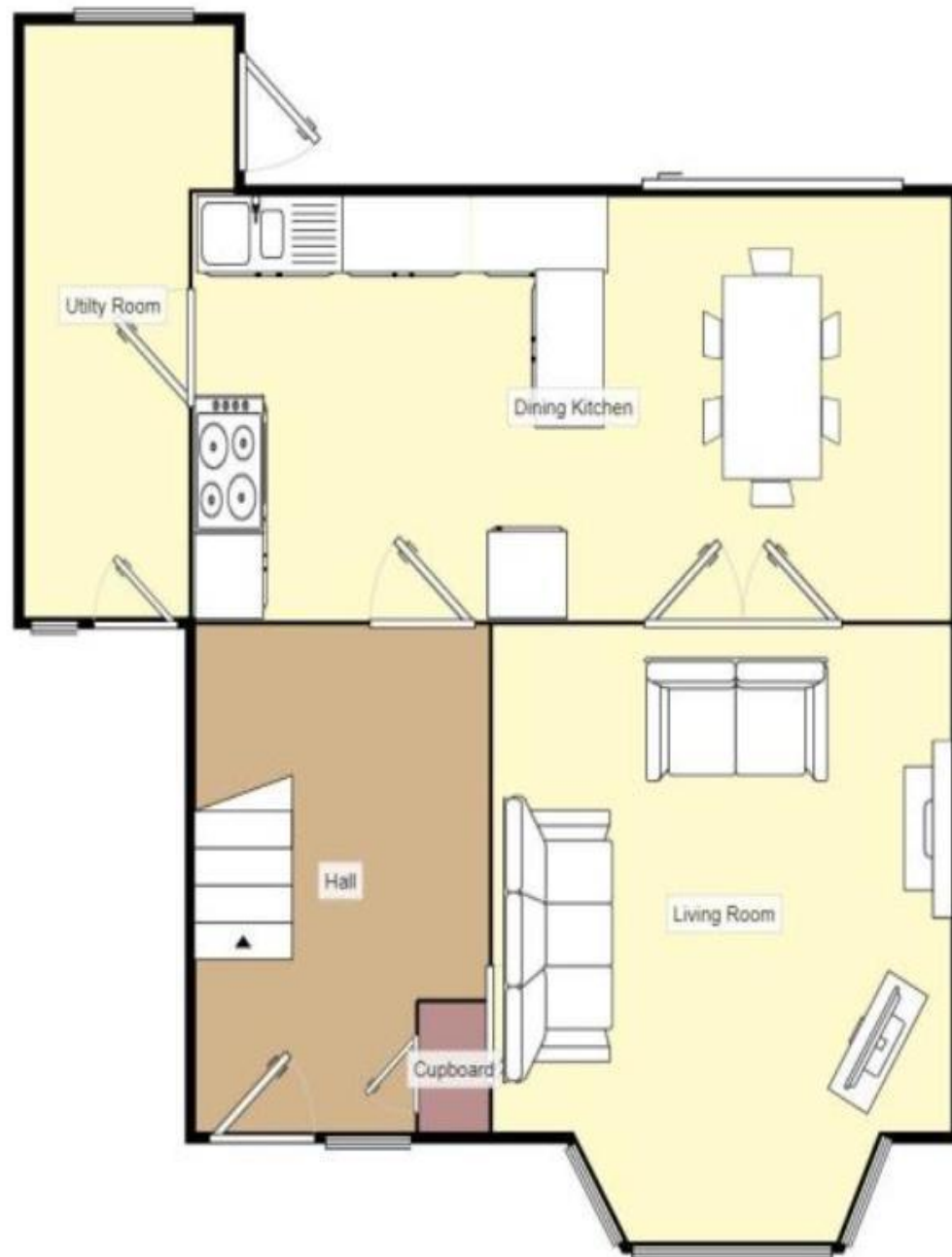
Externally, the property enjoys a small front garden with parking in the communal square | The rear garden has a paved patio area and extensive lawn with well stocked borders, fenced boundaries and garden store.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent semi detached home is ideal for a variety of buyers and simply demands an early inspection.

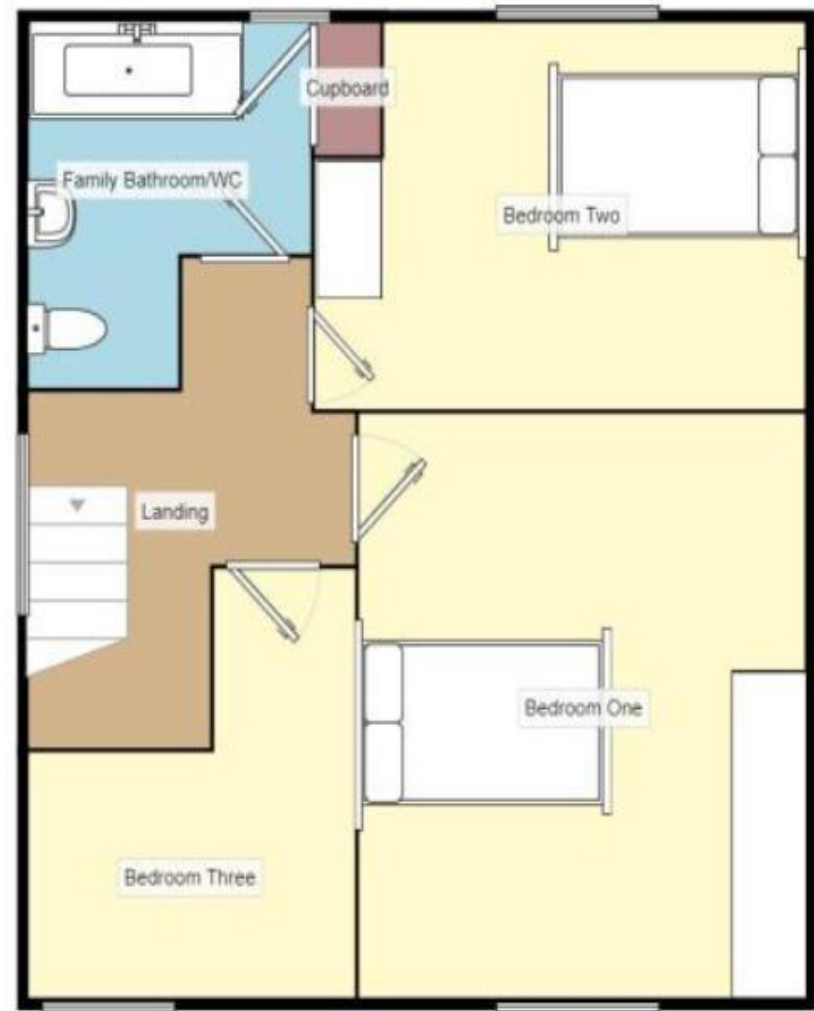
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating C

Price Guide: Offers Over £275,000

Ground Floor
Floor Size: 51.5 m², 554.4 ft²



First Floor
Floor Size: 43.8 m², 470.9 ft²





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