



# 69 Alwinton Terrace

Gosforth







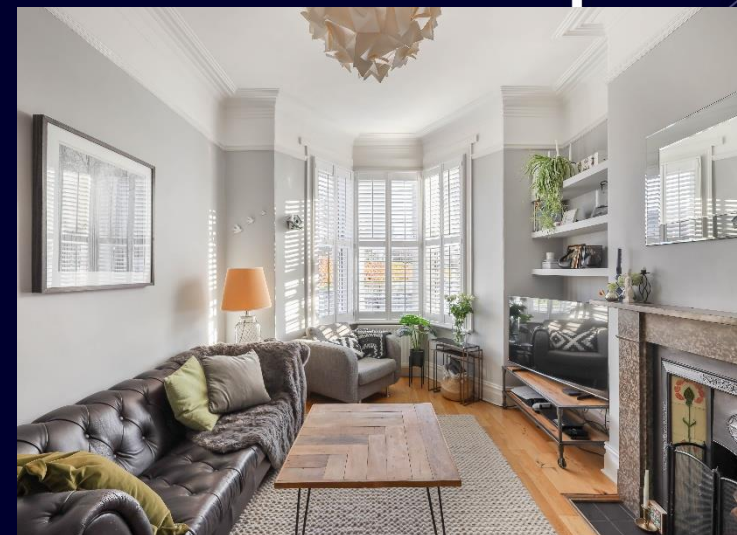
## 69 Alwinton Terrace, Gosforth, NE3 1UD

Beautifully Presented End Terraced Family Home Boasting Three Double Bedrooms, Two Bathrooms, Study, Sitting Room, Open Plan Kitchen/Diner/Living Room, Utility & West Facing Courtyard with Secure Gated Parking!

This stylish Victorian terraced home is ideally situated to the west backing side of the popular Alwinton Terrace, Gosforth. Alwinton Terrace, which is perfectly placed within the heart of Gosforth, provides immediate access to Gosforth High Street with its shops, cafes and amenities and is also close to outstanding local schooling and excellent transport links into Newcastle City Centre and beyond.

Boasting in excess of 1,500 sq/ft, the internal accommodation comprises: Entrance vestibule with store | Hallway with staircase leading up to first floor | Sitting room, positioned to the front with open fireplace, feature bay window and plantation shutters | Open plan kitchen/diner/living room to the rear with dual aspect views and log burning stove | The kitchen is well presented and offers some integrated appliances | Utility room.





The staircase then leads up to the first floor landing and onto two generous double bedrooms | Family bathroom with contemporary four piece suite | Store. The staircase continues up to the second floor and onto the third double bedroom, with storage in the eaves and a well appointed ensuite shower room/wc | Separate study.

Externally, the property sits on a corner plot and offers a front town garden with wrought iron gate and railings | To the rear is a generous sized courtyard garden with decked terrace | Electric roller door with parking area offering parking for one vehicle, secured with electronic roller shutters.

Presented to a lovely standard throughout, early viewings are strongly encouraged to appreciate the quality of accommodation on offer at this wonderful home!

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

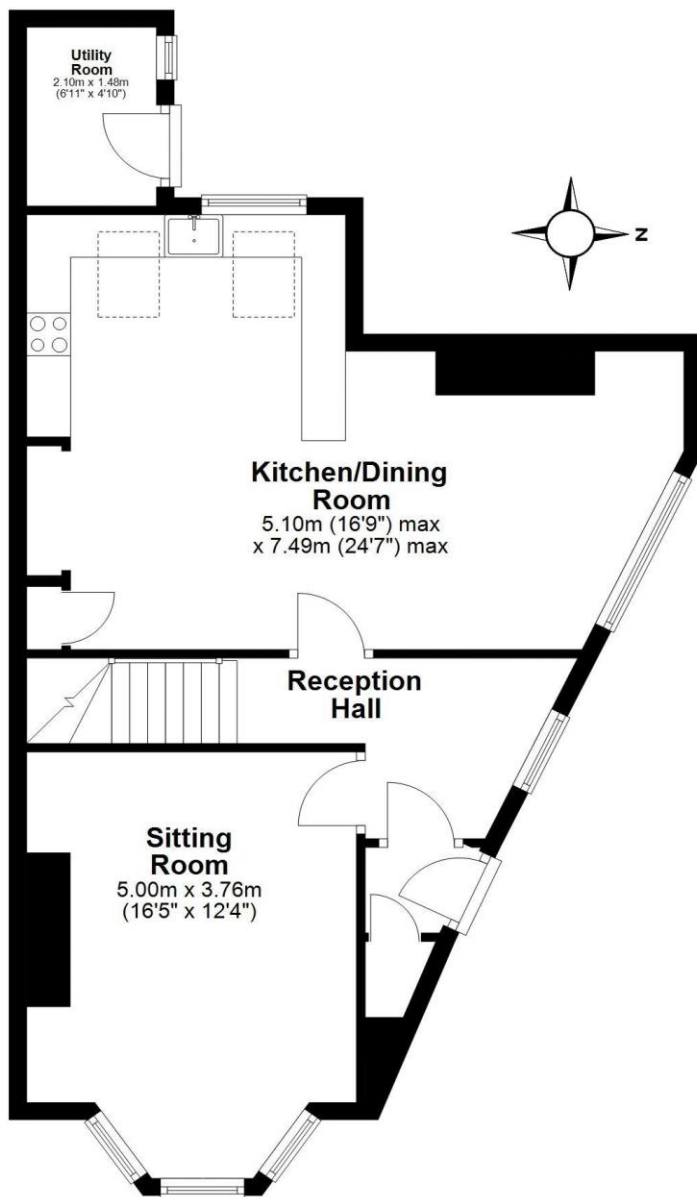
Price Guide: Offers Over £450,000





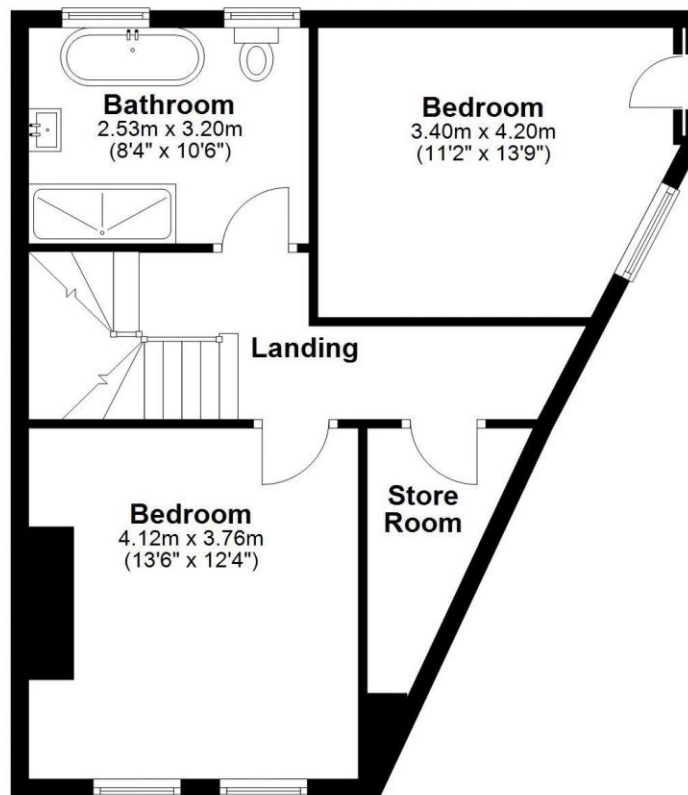
## Ground Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



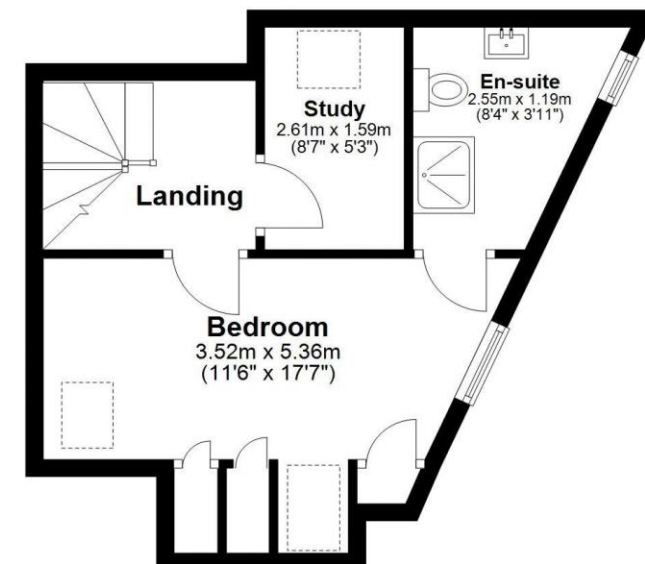
## First Floor

Approx. 52.0 sq. metres (560.0 sq. feet)



## Second Floor

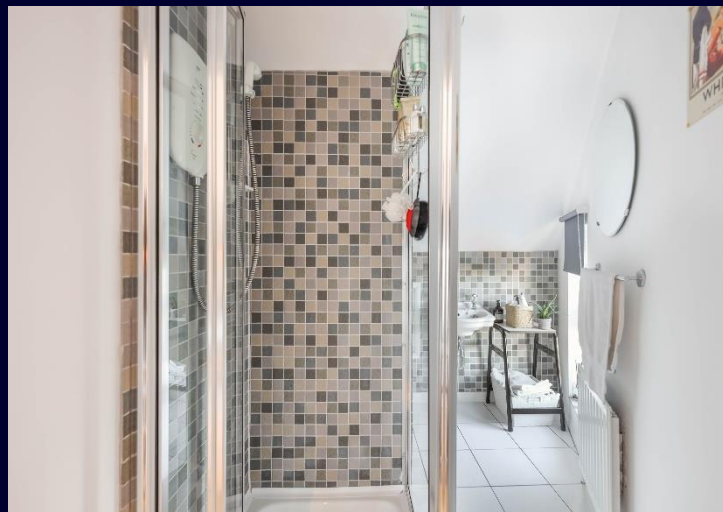
Approx. 29.0 sq. metres (312.2 sq. feet)



Total area: approx. 143.4 sq. metres (1543.7 sq. feet)

**69 Alwinton Terrace, -**







# SANDERSON YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033