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ROTHWELL ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £495,000

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****This property is Sold Subject To Contract**** Stylish & Re-Modelled Victorian Mid Terrace Located in the Heart of Gosforth Boasting Close to 1900 Sq ft of Internal Living Space, with a Delightful West Facing Enclosed Rear Courtyard, 27ft Kitchen/Diner, Separate Dining Room, Lounge, Five Bedrooms, Two Bathrooms & Garage!

This well presented, Victorian terraced home is ideally located on the desirable Rothwell Road, Gosforth. Rothwell Road, which is tucked just off from Church Road and Spital Terrace, is perfectly situated to provide direct access to everything central Gosforth has to offer, including Gosforth High Street, with its countless shops, cafes and restaurants.

This great terraced family home has been sympathetically re-modelled and is positioned close to outstanding local schooling and superb transport links into Newcastle City Centre and beyond.

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The internal accommodation briefly comprises: an entrance porch leading into a reception hallway with stairs leading up to the first floor. To the right is a spacious lounge featuring a fireplace and a front aspect bay window. Doors open into a large dining room which also features an exposed brick fireplace and a rear aspect window. To the rear of the ground floor is a superb, modern and generous kitchen/diner, well equipped with appliances and fitted with ample wall and base units topped with granite countertops providing excellent storage and work surface space.

The first floor gives access to four well-proportioned bedrooms and a family shower room comprising a WC, washbasin and walk-in shower cubicle.

The second floor hosts the master bedroom, which benefits from an en-suite bathroom including a WC, washbasin and bath with overhead shower.

Externally, the property enjoys a front town garden with fenced and hedged boundary, and to the rear is a delightful and enclosed rear courtyard, which is west facing, and offers a door leading to the rear into the garage.

Well presented throughout, this excellent period family home simply demands an early inspection and viewings are strongly advised.



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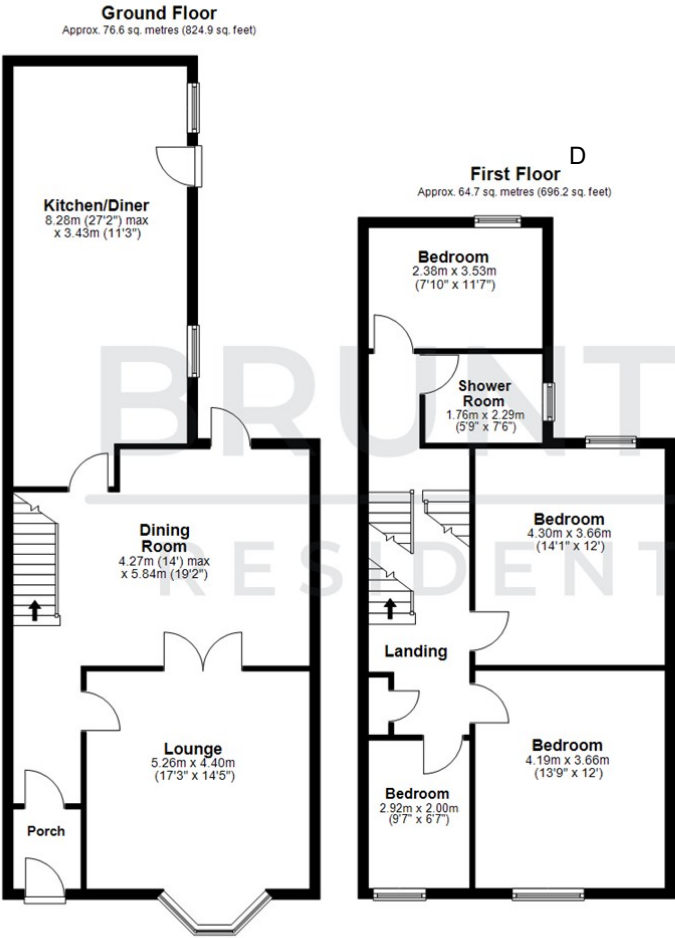
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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