



Stoneyhurst Road West Gosforth

An attractive double fronted 4 bedroom semi detached house constructed circa 1930 and located on this much sought after road just off The Grove in Gosforth. The property maintains much of its original features and benefits from lovely gardens, driveway and attached garage. It is well positioned within easy walking distance to the High Street as well as South Gosforth metro Station. There are also excellent schools within the area.

The property comprises to the ground floor entrance lobby leading to the reception hallway with WC, panelled walls and return staircase leading to the first floor. There is a dual aspect sitting room together with separate dining room with bay window overlooking the rear garden. There is also a fully fitted kitchen with breakfast area. To the first floor are 4 bedrooms 3 of which area doubles, a family bathroom and separate WC. Externally to the rear is a lovely mature garden with driveway to the front leading to an attached garage with electronically operated roller door. The property is mainly double glazed with gas fired central heating via combination boiler.

Offers Over **£695,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Part glazed entrance door.

RECEPTION HALL

Panelled walls, staircase to first floor with spindle banister, radiator.

SITTING ROOM 19'3 x 12'5 (into alcove) (5.87 x 3.78m)

Window to front and rear, fireplace, coving to ceiling, two double radiators.



DINING ROOM 13'8 x 14'10 (into bay) (4.17 x 4.52m)

Double glazed bay window to rear, fireplace, coving to ceiling, serving hatch, two double radiators.

DINING KITCHEN 19'5 x 10'11 (5.92 x 3.33m)

Fitted with a range of wall and base units, single drainer sink unit, gas cooker point, space for automatic dishwasher, tiled splash back, door to garage, window to front and side.

W.C.

Low level WC, wash hand basin.



HALF LANDING

Bay window.

FIRST FLOOR LANDING

Built in cupboard, airing cupboard housing hot water cylinder.

BEDROOM ONE 13'10 (to wardrobes) (4.22m)

Double glazed window to rear, fitted wardrobes, double radiator.

BEDROOM TWO 12'3 x 8'10 (to wardrobes) (3.73 x 2.69m)

Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator.

BEDROOM THREE 12'3 x 11'0 (3.73 x 3.35m)

Double glazed window to rear, radiator, access to walk in cupboard with large storage space in the eaves.

BEDROOM FOUR 10'10 x 6'9 (3.30 x 2.06m)

Window to front, radiator.

FAMILY BATHROOM

Corner bath with electric shower over, pedestal wash hand basin, tiled walls, radiator, double glazed frosted window to front.



SEPARATE W.C.

Low level WC, double glazed frosted window.

FRONT GARDEN

Flower, tree and shrub borders, driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders.

GARAGE

Electric roller door, light and power points, central heating boiler, space for washer.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: D

GS00015242.DJ.PC.22.10.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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