



Ivy Road Gosforth

A fabulous Victorian mid terrace house located within this highly sought after residential road in the heart of central Gosforth. The property offers generous accommodation over three floors boasting in excess 1500 sq ft floor area. There are 2 good size reception rooms to the ground floor together with a breakfasting kitchen, utility and ground floor WC. To the first floor are 4 bedrooms and a family bathroom with separate shower. There is also the addition of a loft conversion with en suite wash room. Externally to the rear is a pleasant southerly facing courtyard with town garden to the front with wrought iron railings. Additional key features include gas fired central heating via combination boiler and UPVC double glazing.

The property is conveniently located within easy walking distance to the high street with its range of shopping facilities, coffee shops, restaurants and frequent transport links to the city centre. There are also excellent schools within the area.

Offers Over **£495,000**

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SAYER

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ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Staircase to first floor with spindle banister, radiator.

SITTING ROOM 13'8 x 12'1 (plus alcove)

Double glazed window to front, understairs cupboard, fitted shelves to alcove, stripped and polished flooring, picture rail, coving to ceiling, ceiling rose, double radiator.



DINING ROOM 13'8 x 12'10 (into alcove)

Double glazed window to rear, feature fireplace, stripped and polished flooring, picture rail, coving to ceiling, ceiling rose.

BREAKFAST KITCHEN 17'9 x 11'4

Built in electric oven, built in gas hob, extractor hood, 1 ½ bowl sink unit, dishwasher, wall mounted combination boiler, radiator, double glazed window, double glazed door.



UTILITY/W.C.

Low level WC, wash basin, space for automatic washer, window, double glazed door, radiator.

FIRST FLOOR LANDING

Radiator, staircase to second floor with spindle banister.

BEDROOM ONE 13'7 x 11'7 (into alcove)

Double glazed window to front, coving to ceiling, stripped and polished flooring, double radiator.

BEDROOM TWO 13'9 x 10'0 (to wardrobes)

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

BEDROOM THREE 8'9 x 6'7

Double glazed window to front, radiator.

BEDROOM FOUR 7'11 x 6'1

Double glazed window, radiator.



FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC, double radiator, double glazed frosted window.

SENCOND FLOOR LANDING

Velux window.

BEDROOM FIVE (sloping ceiling)

Velux windows, radiator.

EN SUITE WASHROOM

Wash hand basin, low level WC, Velux window, heated towel rail.

TOWN GARDEN TO FRONT

REAR COURTYARD

Southerly facing, mainly paved, planted borders, gate access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On street

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

