



Dilston Terrace

South Gosforth

An opportunity to purchase this fabulous 3 bedroom terraced house with loft room located within this secluded residential walkway in South Gosforth. The property offers generous accommodation over 3 floors and maintains much of its original charm and character. It also benefits UPVC double glazing, gas fired central heating via combination boiler and off street parking via electronically operated roller door. It is well positioned within easy walking distance to South Gosforth metro station as well as excellent schools. Gosforth High Street is a short distance away.

Briefly comprising to the ground floor entrance lobby leading to the reception hallway with staircase leading to the first floor. There is a sitting room to the front with original fireplace and ornate plasterwork to the ceiling. There is a dining room as well as a breakfast room which leads to kitchen at the rear. To the first floor are 3 bedrooms together with a family bathroom with shower and a separate WC. From the landing there is an enclosed staircase leading to the loft room with Velux windows. Externally to the rear is a private courtyard with carport providing off street parking via electronically operated roller door. There is a lawned garden to the front.

Offers Over **£400,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Entrance door.

RECEPTION HALL

Staircase to first floor with spindle banister, double radiator, coving to ceiling, ceiling rose



SITTING ROOM 17'7 x 15'2 (into alcove) (5.36 x 4.62m)

Double glazed bay window to front, mahogany fireplace, coving to ceiling, ceiling rose, two double radiators.

DINNING ROOM 14'3 x 13'2 (4.34 x 4.01m)

Feature fireplace, picture rail, coving to ceiling, ceiling rose, double glazed French door.

BREAKFAST ROOM 11'8 x 10'2 (3.56 x 3.10m)

Double glazed window, coving to ceiling, double radiator.



KITCHEN 11'4 x 8'3 (3.45 x 2.51m)

Fitted with a range of wall and base cupboards, single drainer sink unit, space for automatic washer, space for automatic dishwasher, tiled floor, radiator, double glazed window.

FIRST FLOOR LANDING

Built in cupboard, radiator, staircase to 2nd floor.

BEDROOM ONE 17'9 (into bay) x 13'0 (into alcove) (5.41 x 3.96m)

Double glazed bay window, coving to ceiling, double radiator.

BEDROOM TWO 14'3 x 11'10 (plus alcove) (4.34 x 3.61m)

Double glazed window rear, built in cupboards, radiator.

BEDROOM THREE 10'11 x 6'7 (3.33 x 2.01m)

Double glazed window to front, radiator.

LOFT ROOM 19'4 (with sloping ceiling) x 18'5 (5.89 x 5.61m)

Velux window to front and rear, lights and power points.



FAMILY BATHROOM

Three piece suite comprising: panelled bath, pedestal wash hand basin, step in shower cubicle, tiled walls, airing cupboard housing combination boiler, double glazed frosted window.

SEPARATE W.C.

Low level WC, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Mainly paved, car port, electronically operated roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Carport at rear of property

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: E

GS00015497.DJ.PC.22.04.25.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 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.

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