



ROOK
MATTHEWS
SAYER

Windsor Terrace | South Gosforth | NE3 1YL

Offers Over £475,000

With an abundance of period features we welcome to the market this fabulous purpose built three storey Edwardian terraced house (built c.1911) with westerly facing aspect to the rear. The property boasts in excess 1890 sq ft floor area offering generous and versatile accommodation. It also maintains much of its original features with period fireplaces and ornate plasterwork to ceilings. The property comprises to the ground floor external porch leading to the inner hallway with stripped and polished floors. There is a sitting room to the front with stripped floor, bay window, marble fireplace and ornate plaster work to the ceiling. This leads to the dining room with stripped floor and marble fireplace. There is a 25ft breakfasting kitchen which provides access to a utility room at the rear. To the first floor are 3 bedrooms 2 of which have period fireplaces. There is also a family bathroom with roll top bath, separate shower room and a separate wc. The second floor comprises a large store room together with 2 further bedrooms one of which is a double with dormer window. Externally to the rear is a pleasant westerly facing courtyard with gated access to the rear lane. There is a town garden to the front. The property is conveniently located close to South Gosforth metro station, Jesmond Dene and The Freeman Hospital. There are also excellent schools within the area. Gosforth High Street is a short distance away.

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5



2



2

Three storey Edwardian terraced house

Boasts in excess 1890 sq ft floor area

25ft breakfasting kitchen

5 Bedrooms

2 reception rooms

**Close to South Gosforth metro station,
Jesmond Dene and The Freeman
Hospital**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH**

Partial glazed double doors.

ENTRANCE HALL

Entrance door, staircase to first floor with spindle banister, stripped and polished floor, radiator.

SITTING ROOM 18'11 (into bay) x 13'7 (into alcove) (5.77 x 4.14m)

Double glazed bay window to front, marble fireplace, stripped and polished floor, tiled inset and hearth, coving to ceiling, ceiling rose, radiator.

DINING ROOM 17'11 (max) x 11'8 (into alcove) (5.46 x 3.56m)

Double glaze window to rear, marble fireplace, tiled inset and hearth, stripped and polished floor, coving to ceiling, ceiling rose, radiator.

BREAKFAST KITCHEN 24'10 x 9'9 (7.57 x 2.97m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, hardwood flooring, wall mounted central heating boiler, two radiators, double glazed window.

UTILITY 7'5 x 7'3 (2.26 x 2.21m)

Double glazed window, double glazed door to rear.

FIRST FLOOR LANDING

Doors off to: bedrooms 1, 2 & 3, bathroom & shower room. Built in cupboard, radiator, staircase to 2nd floor with spindle banister.

BEDROOM ONE 15'11 x 11'6 (into alcove) (4.85 x 3.51m)

Double glazed window to front, feature fireplace, coving to ceiling, ceiling rose, radiator.

BEDROOM TWO 14'11 x 11'7 (into alcove) (4.55 x 3.53m)

Double glazed window to rear, feature fireplace, coving to ceiling, radiator.

BEDROOM THREE 12'0 x 6'4 (3.66 x 1.93m)

Double glazed window to front, laminate flooring, radiator.

SHOWER ROOM

Step in shower cubicle with electric shower, pedestal wash hand basin, heated towel rail, double glazed frosted window.

FAMILY BATHROOM

Freestanding roll top bath, pedestal wash hand basin, low level WC, radiator, double glazed window to rear.

SEPARATE W.C.

Low level WC, double glazed frosted window.

SECOND FLOOR LANDING

Doors off to: bedrooms 4 & 5. Attic storage cupboard housing hot water cylinder, Velux window.

BEDROOM FOUR 17'0 x 13'9 (plus recess) (5.18 x 4.19m)

Double glazed dormer window, Velux window, eaves storage, access to roof space, radiator.

BEDROOM FIVE 10'5 x 6'6 (3.18 x 1.98m)

Velux windows, radiator.

TOWN GARDEN

Lawned area.

COURTYARD

Westerly facing, gated access to rear lane.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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.

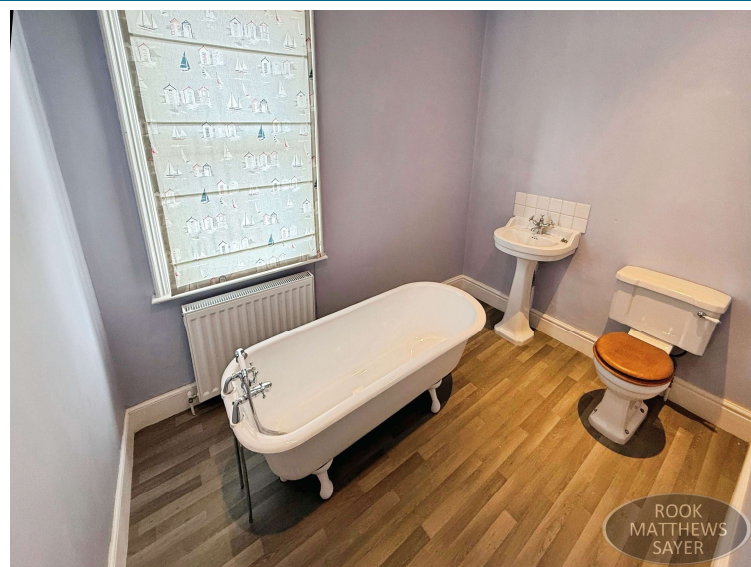
TENURE

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: C

EPC RATING: D

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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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