



71 Woodbine Road

Gosforth



71 Woodbine Road, Gosforth, NE3 1DE

This impressive period family home is ideally situated to the south backing side of the desirable Woodbine Road, Gosforth. Woodbine Road, which is a highly sought-after residential street, is ideally placed within the very heart of Gosforth and provides immediate access to Gosforth High Street with its shops, cafes and amenities and is also placed close to outstanding local schooling and excellent transport links into Newcastle City Centre and beyond.

Purpose built over three storeys and boasting over 2,000 sq.ft, the internal accommodation briefly comprises: Entrance porch | Entrance hall, which is open to the dining room, with a staircase to the first floor | Lounge with walk in bay window, coving & ceiling rose and large period marble fireplace | Dining/family room, again with period fireplace, coving & ceiling rose, as well as French doors leading out onto the rear courtyard | Kitchen/breakfast room with modern cabinetry, worktops and integrated appliances | Utility room | Downstairs WC | Integral access into the large garage with roller door.

The stairs then lead to a split level first floor landing and then onto two double bedrooms | The principal bedroom measures the full width and offers a walk in bay window, feature fireplace and original coving | Bedroom two is another comfortable double with south facing window | Stylish and contemporary family bathroom with three piece | Separate WC.





The stairs then continue to the purpose built second floor with useful storage cupboard at the half landing and then onto two further bedrooms | Bedroom three, which is another comfortable double and measures the full width | Bedroom four, a double which is placed to the rear with access to eaves storage | Family shower room WC with modern three piece suite | All of the bedrooms retain many period features, including original fireplaces.

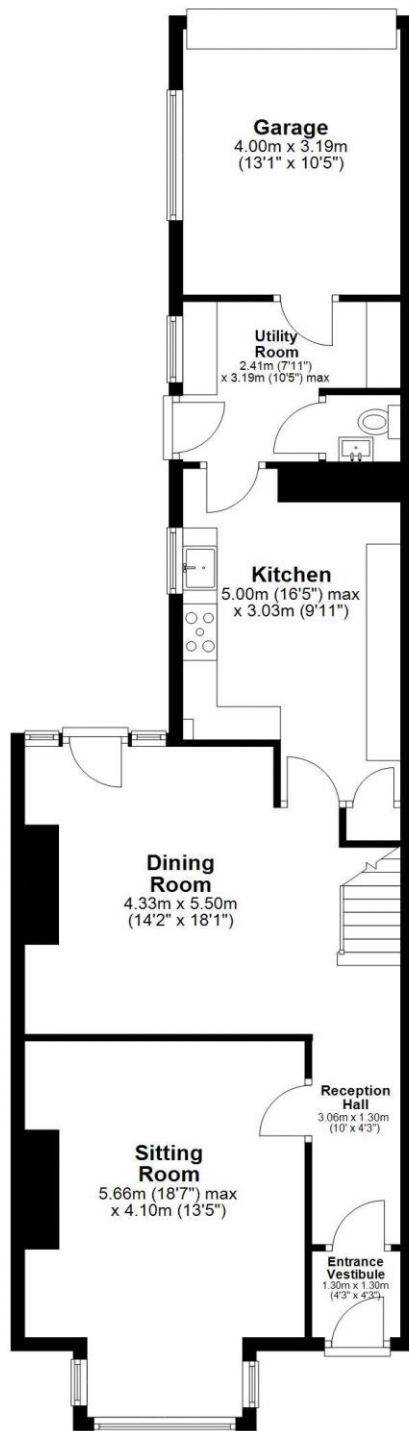
Externally, the property is approached via a well presented front town garden accessed via a wrought iron gate. To the rear, is a delightful south facing courtyard which is walled and provides direct access onto the service lane.

Well presented throughout, this fantastic period family home simply demands an early inspection to avoid disappointment!

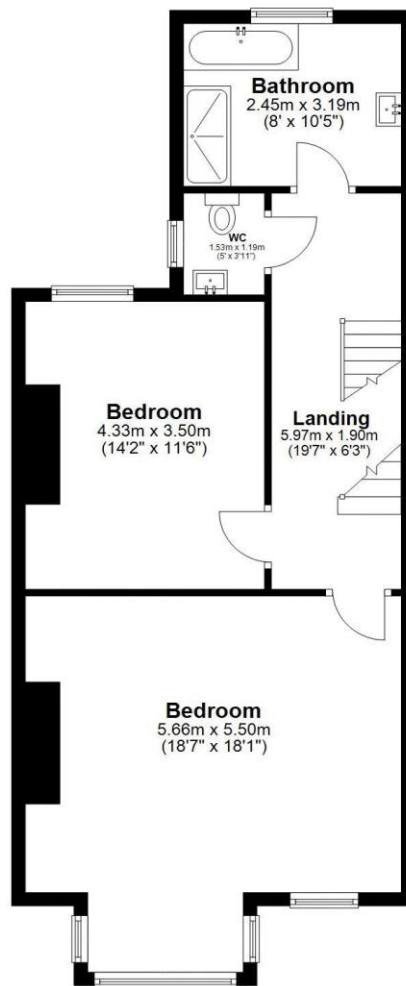
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: D | Energy Performance Certificate: Rating D

Price Guide: Offers Over £580,000

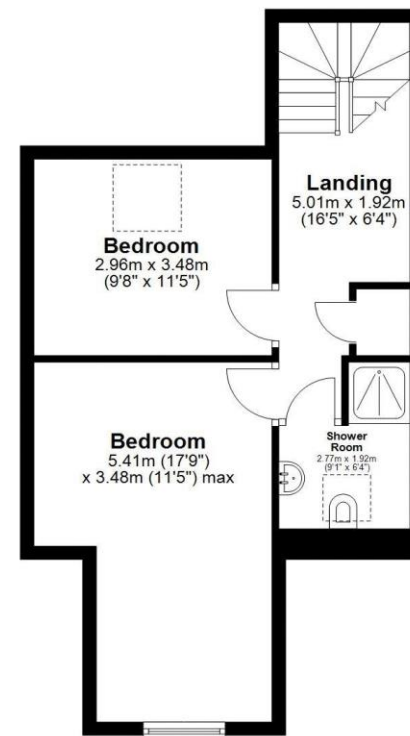
Ground Floor
Approx. 84.1 sq. metres (904.7 sq. feet)



First Floor
Approx. 64.9 sq. metres (699.1 sq. feet)



Second Floor
Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 186.9 sq. metres (2012.2 sq. feet)

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