BROADWAY WEST, GOSFORTH, NE3

Offers Over £310,000

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Well presented three bedroom mid terraced family home on Broadway West, Gosforth, offering generous accommodation, two bay fronted reception rooms and the added benefit of a detached garage.

The property provides a versatile dining room and spacious kitchen/breakfast room with light wood effect cabinetry, integrated appliances and French doors opening onto the rear garden. A useful utility room and convenient WC add practicality, while the three generous double bedrooms feature fitted wardrobes, with the main bedroom also benefiting from an en-suite shower room. Outside, the enclosed rear garden includes a substantial decked seating area, while driveway parking and the detached garage provide useful additional space.

Broadway West is situated within a residential area of Gosforth, with a range of everyday amenities available nearby. The location also provides access to local schools, shops and leisure facilities, with public transport and road links supporting travel into Newcastle city centre and surrounding areas. The combination of well proportioned accommodation, useful storage, outdoor space and dedicated parking makes this a practical family home in a well-connected setting.

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The internal accommodation comprises: an entrance hall with stairs leading to the first floor and access to the dining room. The dining room is well presented with wood effect flooring and a walk in bay window, while the spacious kitchen/breakfast room is fitted with cabinetry, generous work surfaces, tiled splashbacks and integrated appliances. There is ample space for a casual dining area, with French doors opening directly onto the rear garden. The adjoining utility room provides additional storage and worktop space, plumbing for appliances alongside a convenient WC.

On the first floor, the landing leads to a generous living room, double bedroom and family bathroom. The living room is well proportioned, featuring a further walk in bay window. The double bedroom is also generously proportioned with fitted wardrobes. The family bathroom is finished with tiled walls and flooring and fitted with a bath with overhead shower, WC and wash basin.

Stairs lead to the second floor, where two further generous double bedrooms are found, both with fitted wardrobes and carpeted flooring. The main bedroom offers good proportions, fitted storage and its own en-suite shower room, finished with contemporary grey wall tiling, a glazed shower enclosure, wash basin and WC. The second bedroom provides ample space for bedroom furniture and a dedicated working area.

Outside, the property enjoys a well maintained front town garden. The enclosed rear garden is mainly laid to lawn, with a substantial decked seating area adjoining the property and established planting to the borders, with timber fencing defining the boundaries. A detached garage and parking for one vehicle provide valuable additional storage and off-road parking.

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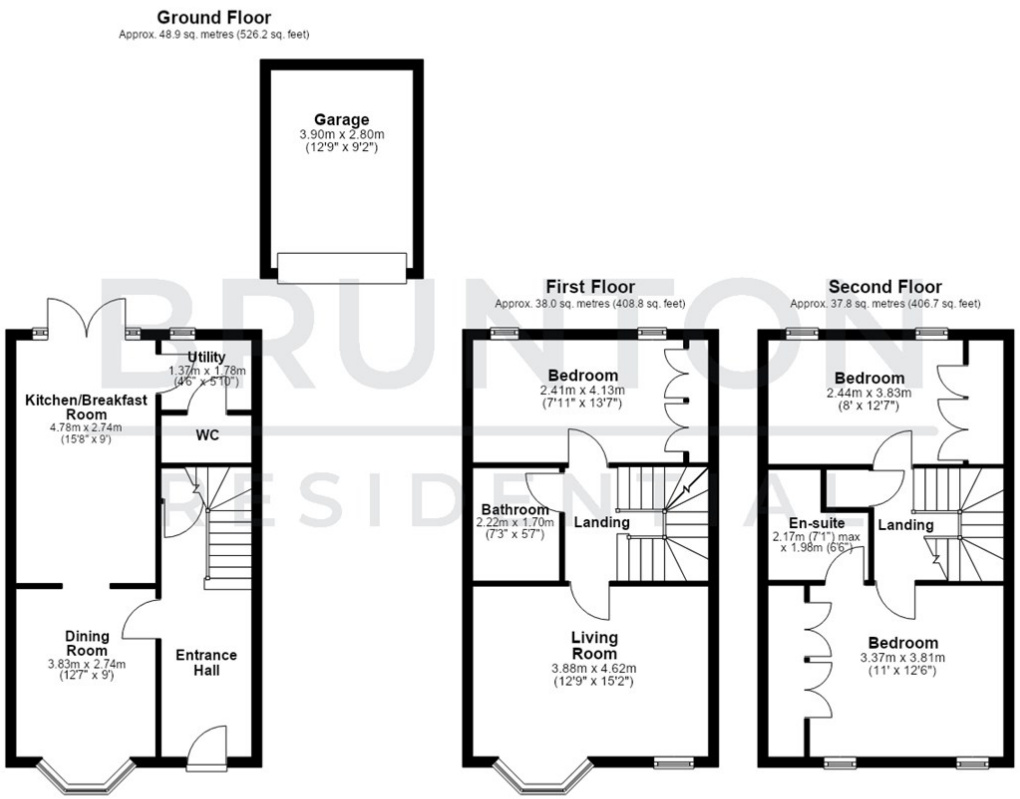
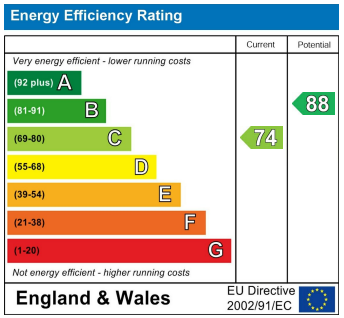
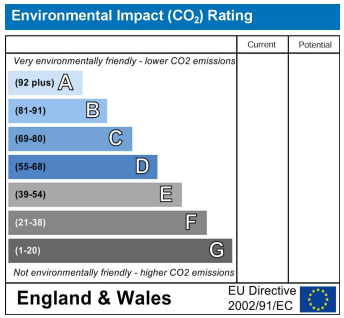
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 124.7 sq. metres (1341.7 sq. feet)