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LINDEN ROAD, GOSFORTH, NE3

Offers Over £650,000

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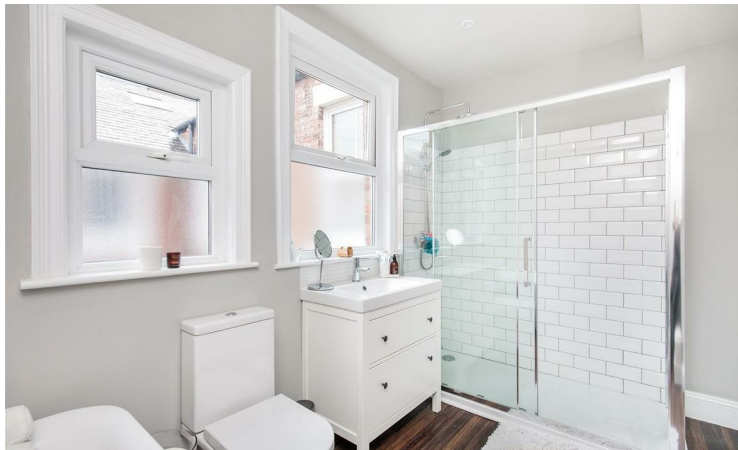
Stylish & Impressive Victorian Terraced Family Home Placed Over Three Floors and Boasting Over 2,000 Sq ft of Internal Living Space, with Two Generous Reception Rooms, 17ft Kitchen/Breakfast Room, Five Good Sized Bedrooms, Family Bathroom plus Separate Shower Room, First Floor Utility/Laundry Room, Private West Facing Rear Courtyard & Available with No Onward Chain!

This excellent and well presented Victorian terrace home is perfectly situated on the much sought-after Linden Road within central Gosforth. Linden Road, which is perfectly positioned within walking distance of outstanding local schooling and the shops, cafes, restaurants and amenities of Gosforth High Street, this superb period home offers a harmonious blend of period charm and modern convenience.

Also placed just a short walk away is the delightful Elgy Green, Ashburton Village and the transport links and shops of Salters Road.

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The internal accommodation comprises: Lobby through to entrance hall with stairs leading to all floors. To the right of the hallway is a beautiful 17ft lounge, with walk-in bay window, bespoke storage to the alcoves, period fireplace and ornate cornicing. The second reception room is currently set out as a dining room with west facing window, again with ornate cornicing and polished floor boards. To the rear of the ground floor a door gives access to a 17ft kitchen/diner with built in-frame cabinets, dual aspect windows, tiled floor and under-stairs storage with a door leading to the rear courtyard.

The stairs then leads up to the first floor landing which in turn gives access to three bedrooms. The principal suite enjoys a walk-in bay and fitted wardrobes. A stylish family bathroom is located to the rear, with underfloor heating and four piece suite, including step-in shower and freestanding roll-top bath. To the very rear of the landing is useful laundry/utility room with fitted units and space for washing machine and dryer.

The stairs continue up to the second floor, where at the half landing is a stylish shower room, and two further double bedrooms to the top floor, both with eaves storage. The larger of the two bedrooms (bedroom four) occupying the full-width of the house with dormer window to the front.

With a pleasant town garden to the front, the enclosed west-backing rear yard boasts an artificial lawn and decked patio area with walled boundaries. With double-glazed sliding sash windows and gas central heating, an early internal inspection is highly recommended!



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : D

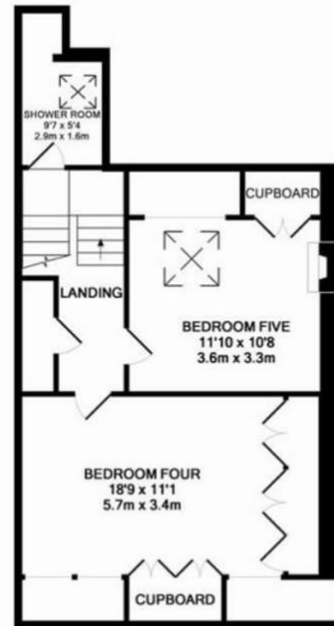


GROUND FLOOR
APPROX. FLOOR
AREA 70.5 SQ.M.
(759 SQ.FT.)

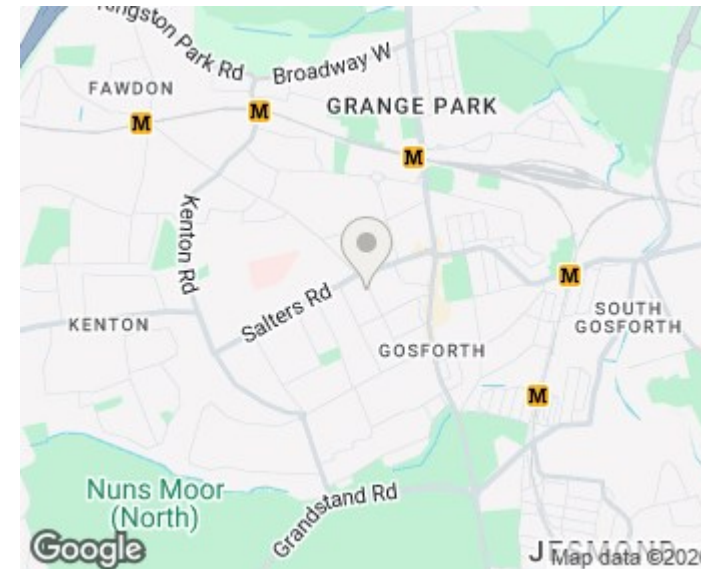


1ST FLOOR
APPROX. FLOOR
AREA 68.9 SQ.M.
(742 SQ.FT.)
TOTAL APPROX. FLOOR AREA 191.4 SQ.M. (2060 SQ.FT.)

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
Made with Metropix G2016



2ND FLOOR
APPROX. FLOOR
AREA 51.9 SQ.M.
(559 SQ.FT.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	