



26 Northumberland Avenue

Gosforth



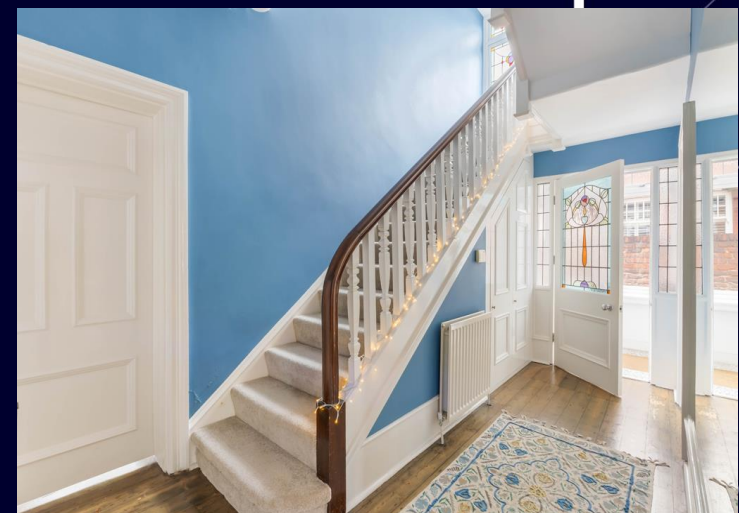
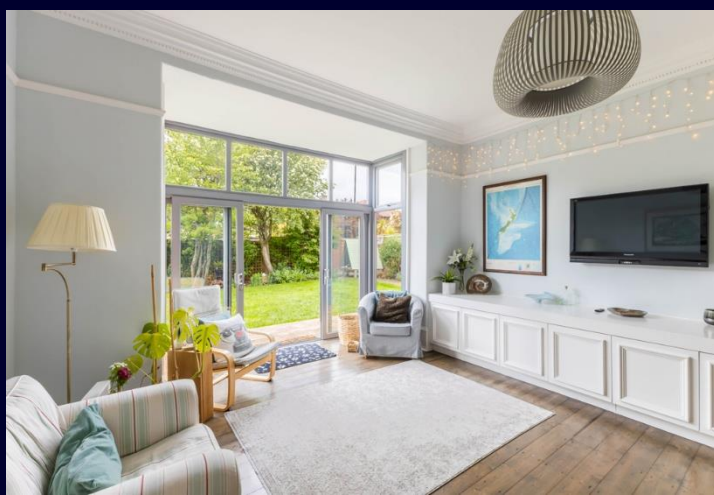
## 26 Northumberland Avenue, Gosforth, NE3 4XE

A Beautifully Presented and Substantial Five Bedroom Semi-Detached Family Home, Occupying a Prime Position on one of Gosforth's Most Desirable Residential Streets, with Two Impressive Reception Rooms, Stunning Refitted Kitchen, Integral Garage, Off Street Parking and South Westerly Facing Rear Gardens!

26 Northumberland Avenue is a substantial and beautifully presented five bedroom semi-detached family home, ideally positioned on this highly desirable residential street within Gosforth. The property has been significantly improved by the current owners over recent years, including a new designer kitchen and full roof replacement in 2021, and now offers a superb modern family home, combining generous proportions, stylish interiors and excellent outside space.

The accommodation briefly comprises: Entrance vestibule with useful store | Impressive main reception hallway with staircase leading to the first floor | Ground floor WC | Two large reception rooms positioned to the rear of the house, both enjoying a lovely aspect over the rear gardens. The dining/sitting room benefits from glazed French doors opening directly onto the garden, while the day to day sitting room features a log burning stove and opens through to the front of the property, where the superb refitted kitchen is situated. The kitchen is a particularly impressive feature of the home, fitted with a range of modern cabinetry, stylish work surfaces, integrated appliances and a large central island. The kitchen also provides integral access into the garage, together with access to a separate pantry/utility room.





The staircase leads to the first floor landing and onto two generous double bedrooms. The principal bedroom is positioned to the rear of the property and enjoys excellent fitted storage, as well as access to a highly impressive bathroom WC with a contemporary four piece suite. A separate family shower room is also located on the first floor and is fitted with a modern suite.

The staircase continues to the second floor, where there is a useful study area, together with three further double bedrooms. The property also benefits from ample storage throughout, making it especially well suited to modern family living.

Externally, the property is approached via a block paved driveway providing off street parking for at least two vehicles. To the rear, there is a fantastic south westerly facing garden, laid partly to lawn and partly to a decked terrace, creating an excellent space for outside entertaining and enjoying the sun throughout the day.

A wonderful family home, beautifully presented throughout and offering impressive accommodation over three floors in a sought-after Gosforth address. Early viewing is strongly recommended.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band F | Energy Performance Certificate; Rating D

**Price Guide: Offers Over £945,000**



### Ground Floor

Approx. 116.7 sq. metres (1256.3 sq. feet)



### First Floor

Approx. 92.6 sq. metres (997.2 sq. feet)

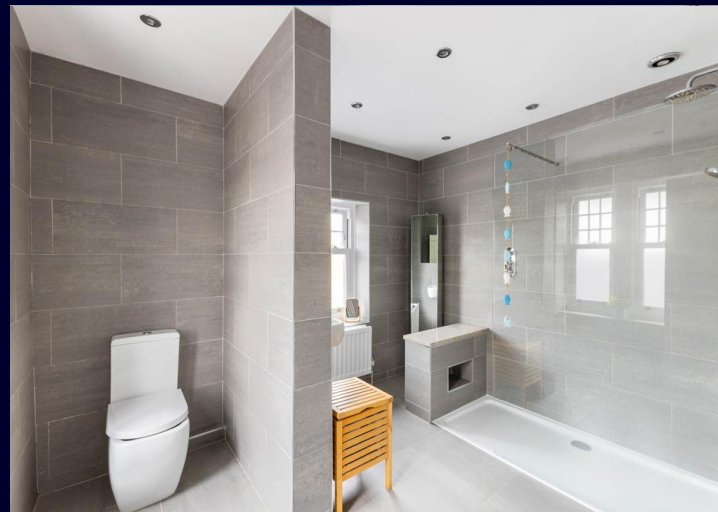


### Second Floor

Approx. 72.7 sq. metres (782.6 sq. feet)



Total area: approx. 282.1 sq. metres (3036.1 sq. feet)





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From Sanderson Young

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