



31 Woodlands

Gosforth



31 Woodlands, Gosforth, Newcastle Upon Tyne, NE3 4YN

Well Presented 1930's Semi-Detached Home, Enjoying Two Reception Rooms, Stylish Re-Fitted Open Plan Kitchen/Diner, Three Bedrooms, Dressing Room, Ensuite & Family Bathroom, South Facing Rear Yard & Garden Store!

This charming three bedroom semi-detached home enjoys a desirable south facing position on Woodlands, Gosforth. Tucked away just off Westfield and Moor Place, Woodlands sits in the heart of Gosforth's Conservation Area. The location provides convenient access to Gosforth High Street, with its range of shops, cafés, and restaurants, whilst also being within easy walking distance of Newcastle's Town Moor. Excellent transport connections and highly regarded local schools are close at hand.

The internal accommodation comprises: Entrance vestibule | Spacious entrance hallway with staircase leading to first floor | Refitted ground floor WC | Utility room | Sitting room with feature bay window, gas fireplace and alcove storage | Dining room to the rear with door out onto the yard | Impressive refitted kitchen, offering a range of contemporary cabinets and worktops, as well as integrated appliances | Understairs store.





The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom enjoys a comfortable double room with a range of fitted wardrobes and ensuite shower room/WC | Bedroom two is positioned to the rear and offers a further double room | Bedroom three is a single room to the front | Family bathroom with modern four piece suite stepping down into a dressing room with ample fitted storage.

Externally, the property enjoys a lovely front garden with low walled boundaries | To the rear, is a charming south facing, low maintenance garden courtyard with walled boundaries | Rebuilt garden store.

Well presented throughout, with gas 'Combi' central heating, this excellent semi-detached home simply demands an early inspection and viewings are strongly advised.

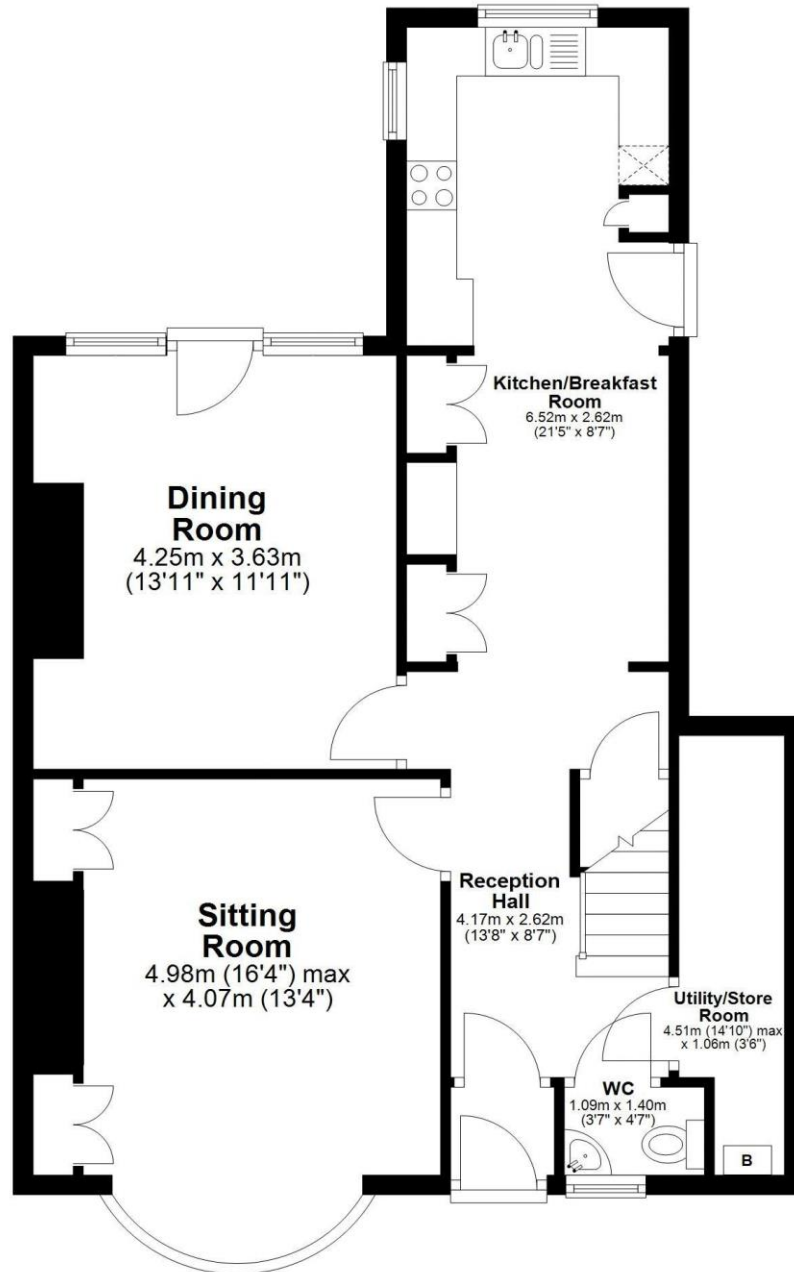
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

Price Guide: Offers Over £570,000



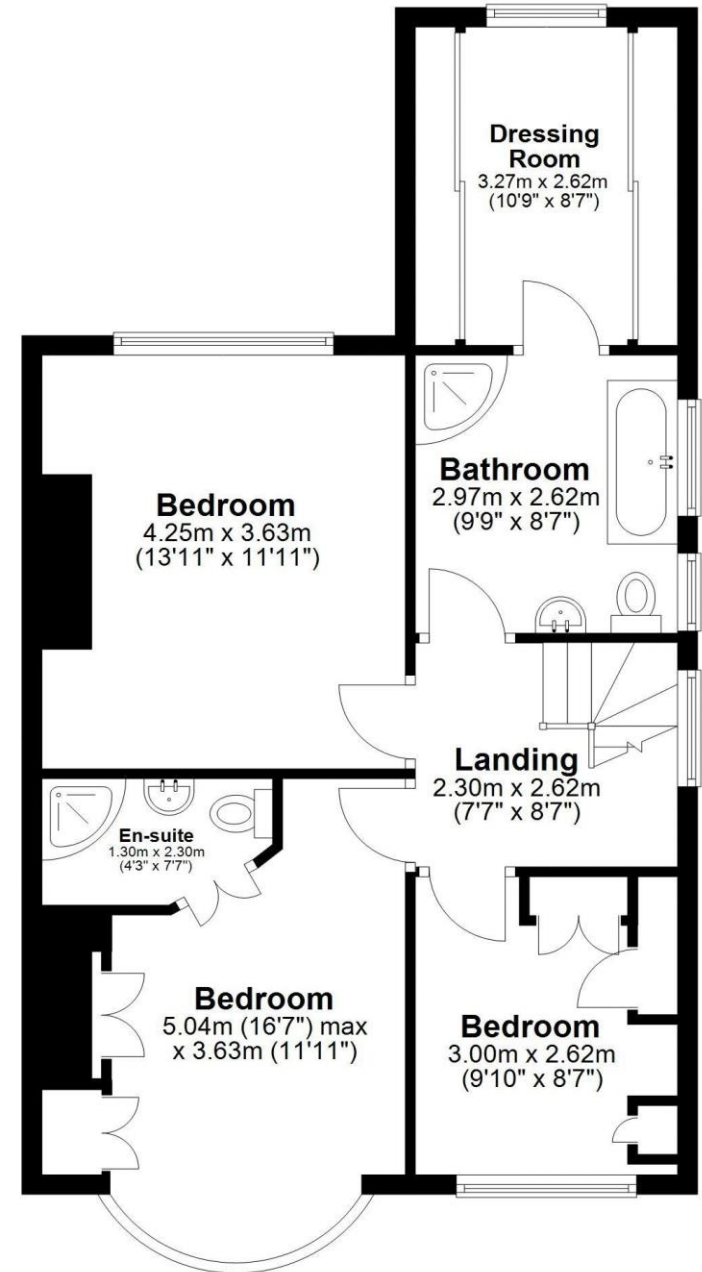
Ground Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



First Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



Outbuilding

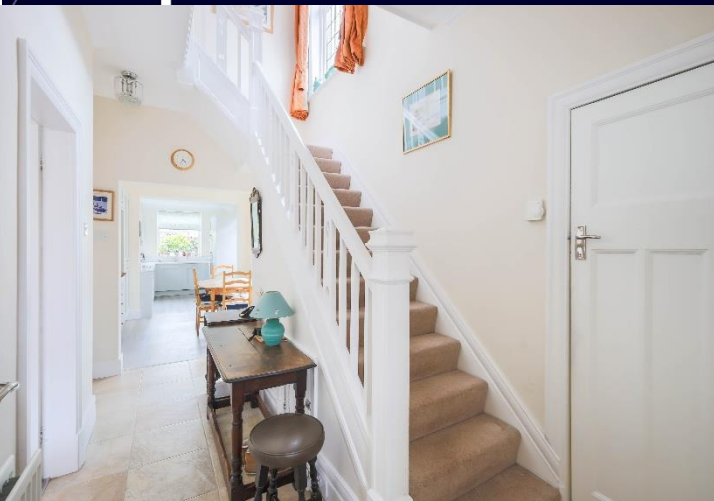
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 8.4 sq. metres (90.6 sq. feet)



Main area: Approx. 130.9 sq. metres (1409.4 sq. feet)

Plus outbuildings, approx. 8.4 sq. metres (90.6 sq. feet)

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