



12 Rectory Grove

Gosforth



12 Rectory Grove, Gosforth, NE3 1AL

Well Presented Semi-Detached Family Home Situated In The Heart Of Gosforth, Boasting a Generous Kitchen/Diner, Two Large Reception Rooms, Four Bedrooms, Family Bathroom, Integral Garage, Relandscaped Gardens & Off Street Parking!

This delightful semi-detached family home is ideally located on the popular Rectory Grove, Gosforth. Rectory Grove, which is situated just off from St Nicholas Avenue and Church Avenue, is ideally placed to provide excellent access to Gosforth High Street with its shops, cafes, restaurants and amenities. The property is also well placed within a short walk to outstanding local schooling, as well as excellent local transport links with South Gosforth Metro Station only a short walk away, providing fantastic links throughout the region.

The property, which has been in the same ownership for 60 years, is now offered to the market with no onward chain and has recently undergone further improvement. These improvements include the installation of new windows, redecoration, newly laid flooring/carpets, upgraded French doors, new radiators and external landscaping works.

Boasting in excess of 1,625 sq/ft, the internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading to first floor and original $\frac{3}{4}$ height panelling | Front sitting room with feature bay window and fireplace | Rear versatile reception room, with attractive view over the gardens | Open plan kitchen/diner with Herringbone flooring and French doors | The Callerton kitchen offers integrated appliances | Ground floor WC | Integral access to the single garage with newly installed electric roller door | Cloaks cupboard.





The staircase then leads up to the first floor landing and onto four bedrooms | The principal bedroom is positioned to the front of the property and enjoys a large double with bay window | Bedroom two is a further large double room, positioned to the rear | Bedroom three is housed within the extension and enjoys dual aspect views | Bedroom four is a large single room | The family bathroom is accessed just off the landing and offers a three piece suite.

Externally, the property is approached via an attractive front garden, with a driveway for off street parking for one vehicle | To the rear is a fantastic relandscaped garden, laid partially to lawn and partially to a decked terrace, with mature and well stocked borders

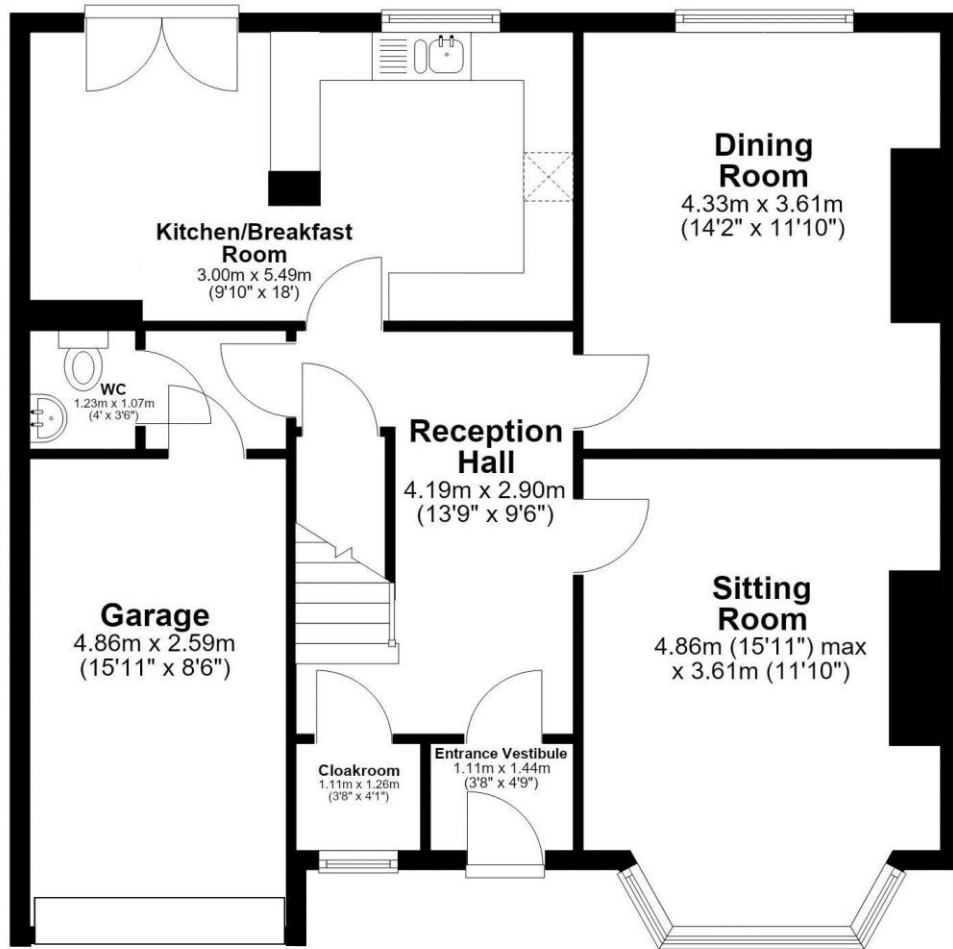
Tastefully presented throughout, early viewings are highly encouraged at this fantastic family home.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Band TBC.

Price Guide: Offers Over £545,000

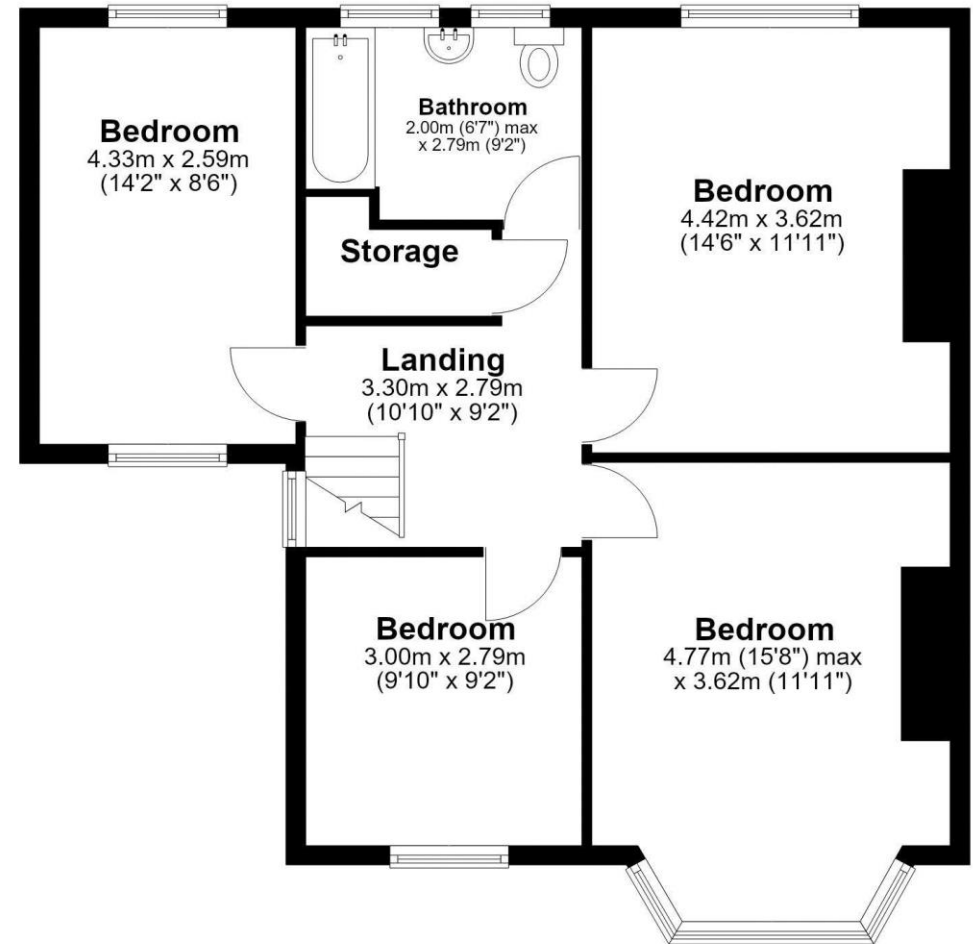
Ground Floor

Approx. 82.0 sq. metres (882.7 sq. feet)



First Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



Total area: approx. 151.2 sq. metres (1627.8 sq. feet)

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SANDERSON YOUNG

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