



27 Woodlands

Gosforth



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

Excellent 1930's Semi-Detached Home, Boasting Two Reception Rooms, Stylish Re Fitted Kitchen/Diner, Three Bedrooms, Re-Fitted Family Bathroom, South Facing Rear Gardens & Off Street Parking for One Vehicle!

This delightful, three bedroom semi-detached home is perfectly positioned to the south backing side of Woodlands, Gosforth. Woodlands, which is tucked just off from Westfield and Oaklands, is perfectly situated within the very heart of Gosforth's Conservation Area. This central location offers easy access to Gosforth High Street with its shops, cafes and restaurants, whilst also being a short walk to Newcastle's Town Moor. There are excellent transport links and outstanding local schooling nearby.

The property has undergone a sympathetic refurbishment during the existing owner's tenure, and now boasts a turnkey opportunity on this prime residential street.

The internal accommodation comprises: Attractive portico entrance | Reception hallway with cloakroom and understairs ground floor WC | Sitting room with walk-in bay window, fireplace and beautiful ceiling detailing | Dining room, which is positioned to the rear, and offers access onto the gardens | Impressive contemporary kitchen/diner with partially vaulted ceiling and Velux rooflight, which provides access onto the rear decked terrace | The kitchen boasts a range of modern cabinetry/worktops, as well as integrated appliances throughout.





The stairs then lead up to the first floor landing with original feature stained glass picture window | Bedroom one offers a generous double room to the front, with a range of fitted wardrobes | Bedroom two is another double room with south facing views over the rear garden | Bedroom three is a smaller single room/nursery | Refitted family bathroom with four piece suite, including walk in shower | Loft space showing further potential for a fourth bedroom with ensuite (subject to planning).

Externally, the property enjoys a lovely front garden with low walled boundaries. To the rear, is an attractive landscaped south facing, low maintenance garden with walled boundaries | Electric roller door with hard standing for off street parking for one vehicle.

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

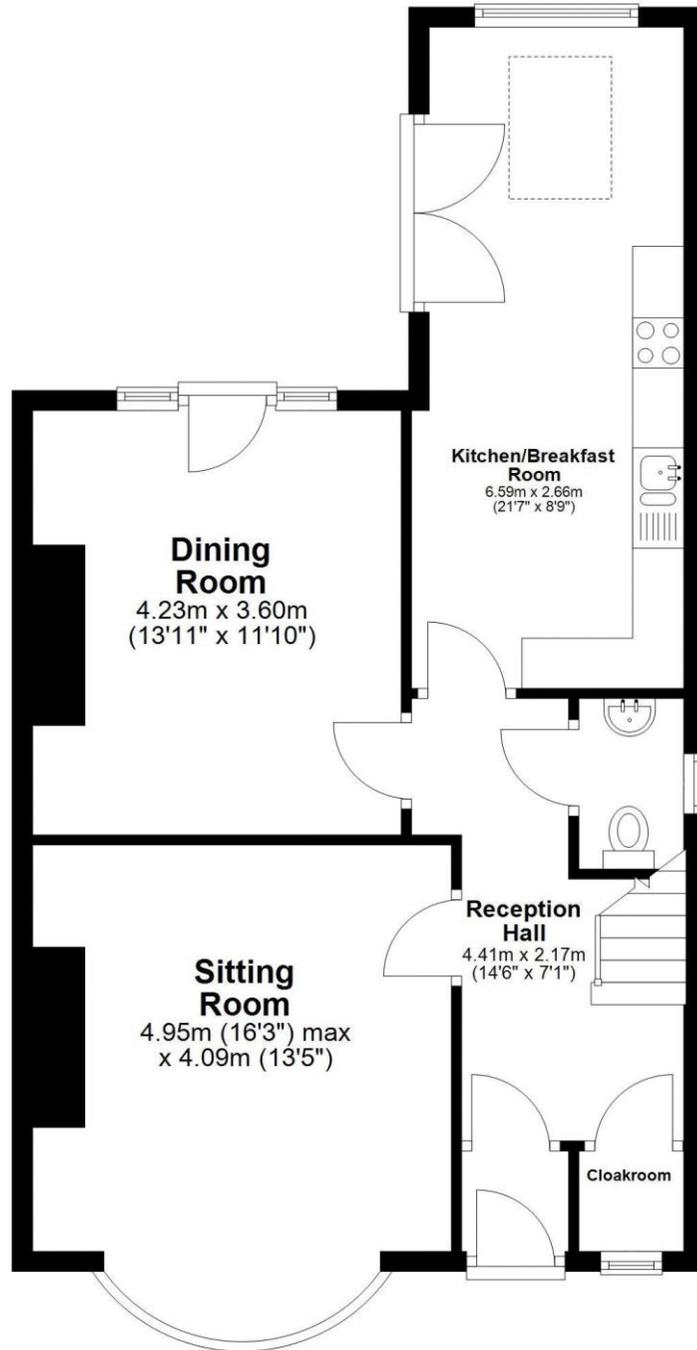
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating D

Price Guide: Offers Over £565,000



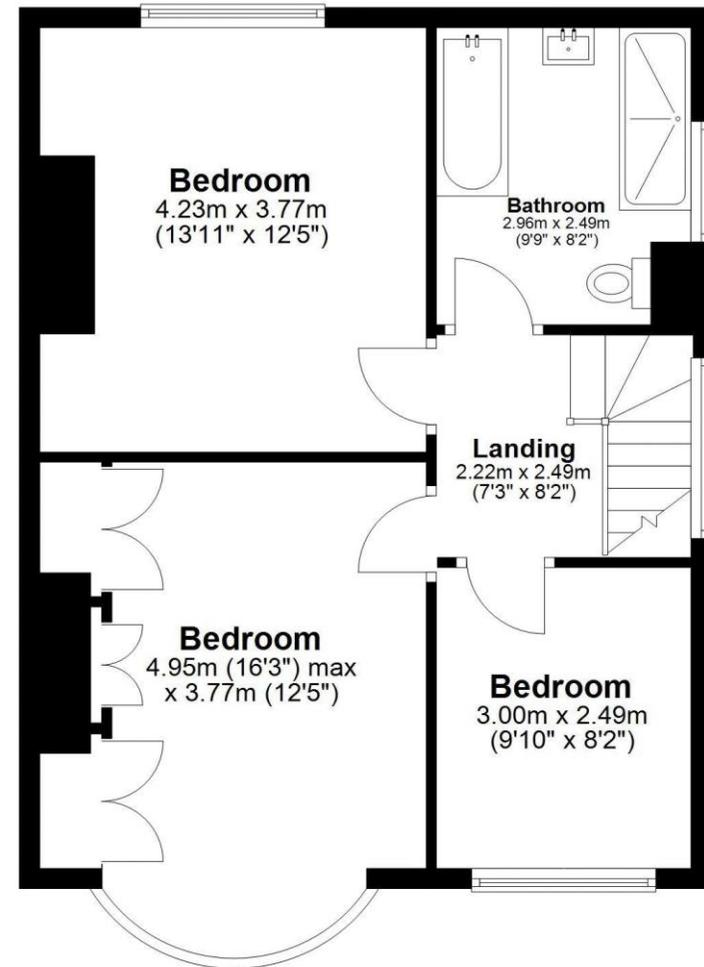
Ground Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



Total area: approx. 117.3 sq. metres (1262.1 sq. feet)

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