



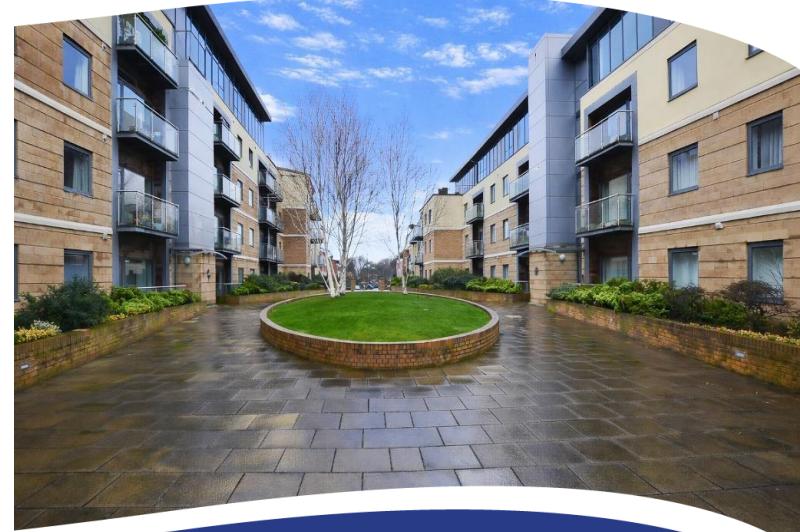
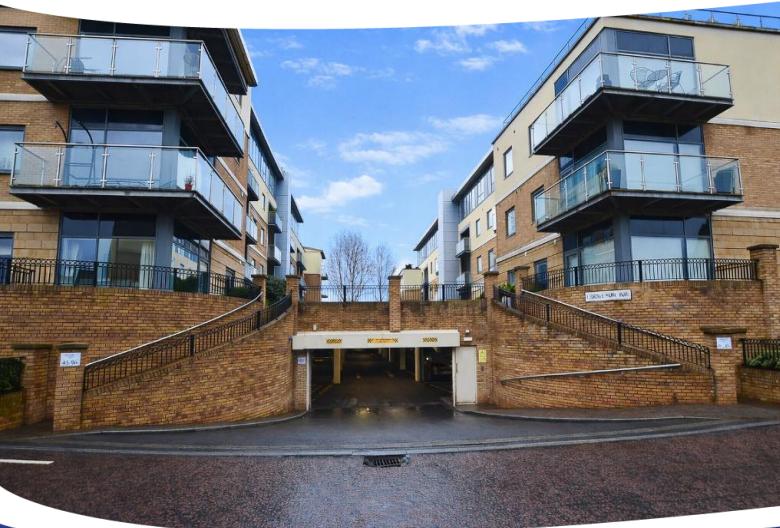
BIRD HOUSE
PROPERTIES



2 Bedroom Flat

Grove Park Oval, Gosforth, Newcastle Upon Tyne

£269,000



- Ground floor apartment
- Finished to a high specification
- 2 Bedrooms
- Large hallway with featured mirror wall
- Open plan lounge / kitchen / dining
- Balcony
- Secure underground parking
- Prestigious Grove Park Oval
- Close to Gosforth High Street



2 Bedroom Flat

£269,000

Grove Park Oval, Gosforth, Newcastle Upon Tyne,
NE3 1EF

Stylish accommodation consists of hallway, open plan kitchen, dining area and lounge opening out onto the balcony. Bedroom one with en-suite, bedroom two and bathroom. Finished to a high standard including chrome sockets and switches. The property is heated by electric and a new boiler was fitted in 2025. There is secure underground parking.

Location

Positioned in a truly fantastic location, this home offers excellent access into Newcastle City Centre while being just a short stroll from Gosforth High Street. The High Street provides a superb selection of independent shops, cafés, restaurants and everyday amenities. Gosforth remains one of Newcastle's most desirable and vibrant residential areas, consistently popular with families, professionals and downsizers alike. The property is ideally placed for highly regarded schools, all rated "Good" or above by Ofsted and within easy walking distance. South Gosforth Metro station is approximately an 8-minute walk away, with the nearby Regent Centre offering a major business park, transport hub, bus links and additional Metro services.

Property Description

Ground Floor

Entrance hallway - Spacious entrance hallway with full length mirrored wall and carpeted floor. Spotlights.



Open plan kitchen and lounge - $30'0'' \times 10'7'' (9.16m \times 3.24m)$ Open plan lounge, kitchen and dining. Fitted kitchen to the rear and lounge opens onto the balcony. Hard flooring and spotlights.



Bedroom one - $17'4'' \times 8'4'' (5.3m \times 2.56m)$ Carpeted, fitted wardrobes and spotlights.



En-suite - $7'1'' \times 5'6'' (2.18m \times 1.68m)$ 3 piece suite consisting of walk in shower, dual flush wc and basin. Fully tiled walls and flooring, spotlights.



Bedroom two - $17'4'' \times 8'7'' (5.3m \times 2.64m)$ Built in wardrobes, carpeted and spotlights. Currently used as a dressing room and office however is a double bedroom.

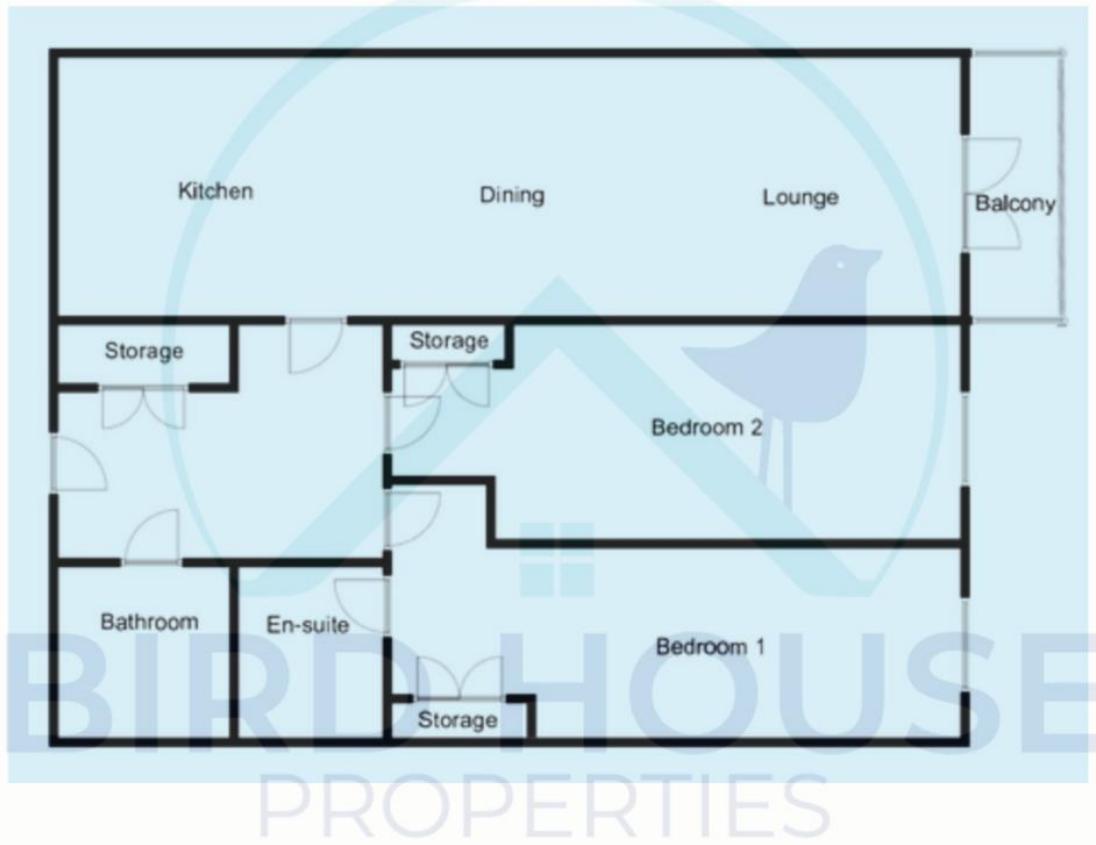
Bathroom - $7'6'' \times 5'6'' (2.3m \times 1.68m)$ 3 piece bathroom suite consisting of bath, basin and wc. Tiled walls, flooring and spotlights.





Floorplan(s)

Grove Park Oval



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.