



57 Church Road

Gosforth



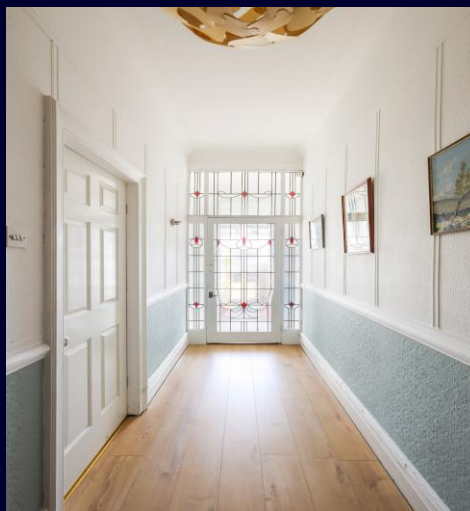
## 57 Church Road, Gosforth, NE3 1UE

Substantial Mid Terraced Period Home Boasting Six Bedrooms, Two Bathrooms, Two Reception Rooms, Kitchen/Diner & Courtyard Garden with Potential for Off Street Parking!

Ideally located on Church Road, the property offers easy access into Gosforth High Street with its shops, cafes and restaurants, as well as being close by to outstanding local schooling and transport links for access into Newcastle City Centre and the surrounding area.

Boasting in excess of 2,400 sq.ft, the internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading to first floor | Front sitting room with feature bay window | Spacious dining room | To the rear of the ground floor is an open kitchen/diner with feature fireplace | Pantry cupboard.





The staircase then leads up to the first floor landing and onto three double bedrooms | The principal bedroom is positioned to the front and measures 18ft in width | Family bathroom with separate WC.

The staircase then continues up to the second floor and onto three further double bedrooms and a secondary family bathroom.

Externally, the property offers a front town garden with hedged boundaries offering a great degree of privacy | To the rear is a courtyard garden with access onto the service lane, offering potential for off street parking.

A great property in a fabulous location that offers original fireplaces to the many of the bedrooms and receptions rooms, as well as benefitting from a south facing aspect to the front bringing in lots of sunshine.

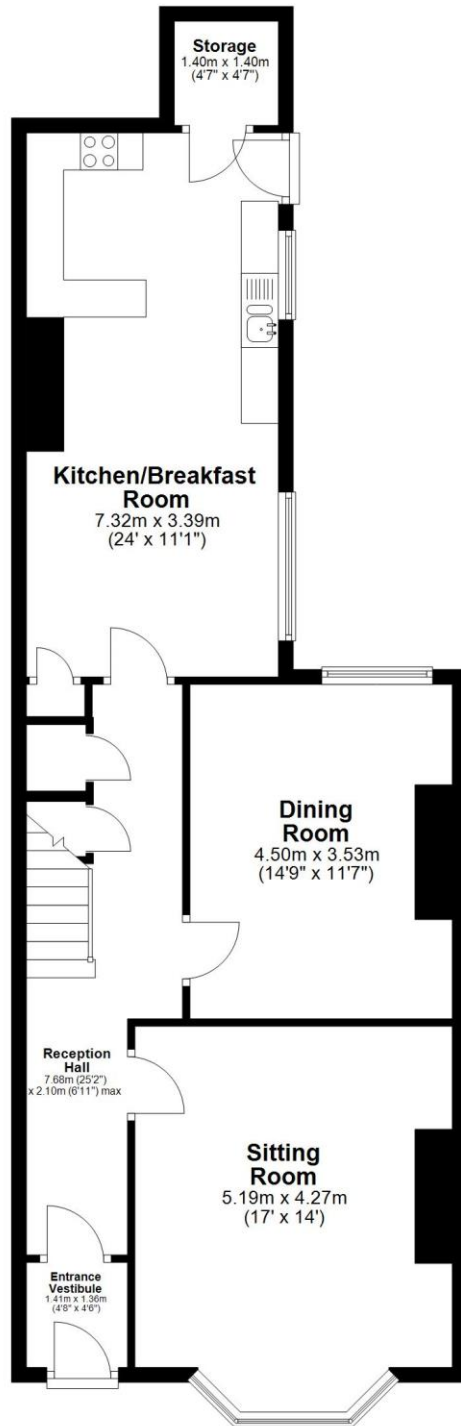
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating E

**Price Guide: Guide Price £525,000**



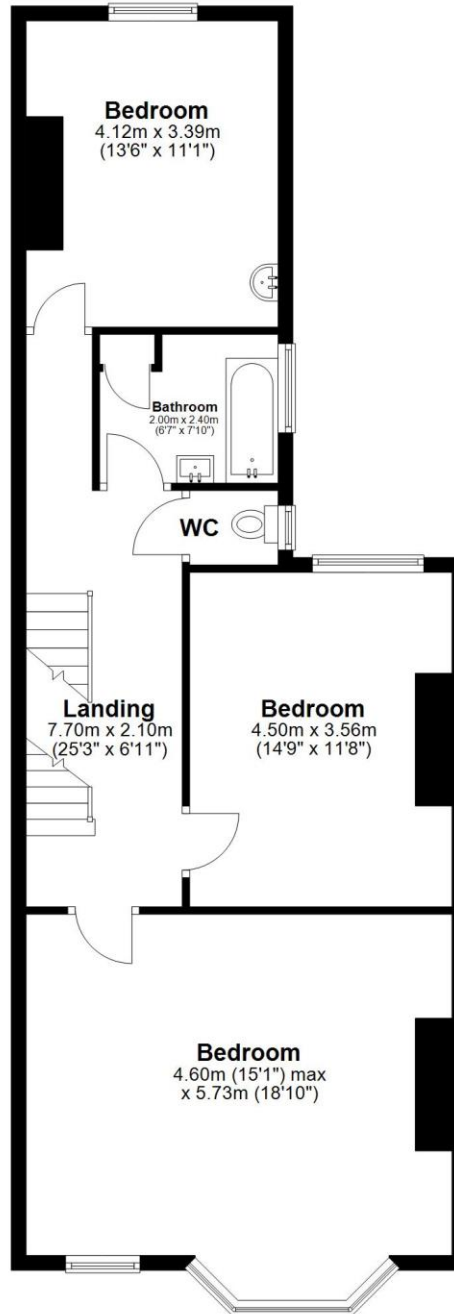
### Ground Floor

Approx. 80.3 sq. metres (864.8 sq. feet)



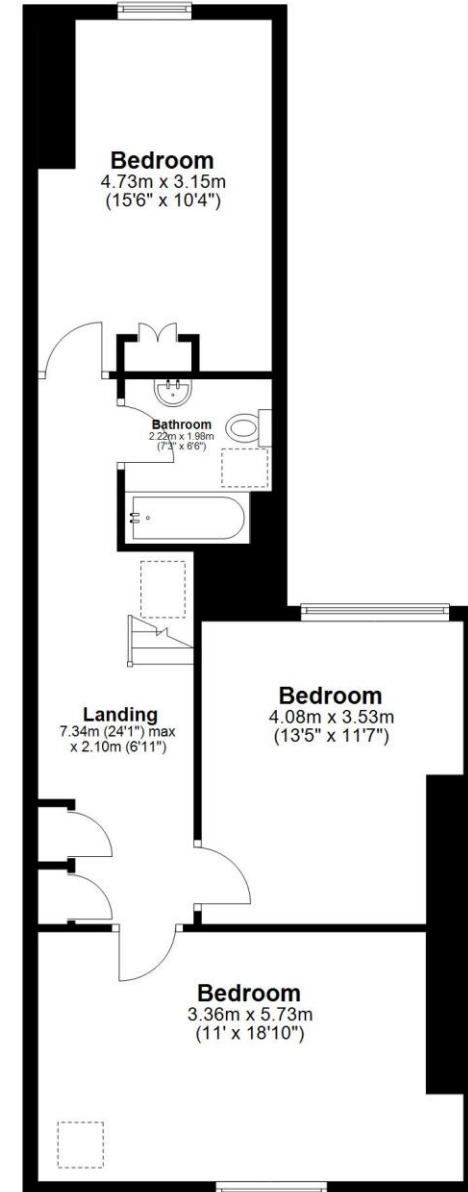
### First Floor

Approx. 78.4 sq. metres (844.4 sq. feet)



### Second Floor

Approx. 67.6 sq. metres (727.8 sq. feet)  
(excluding unnamed room)



Total area: approx. 226.4 sq. metres (2437.0 sq. feet)

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SANDERSON  
YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033