



13 Wentworth Grange, The Grove
Gosforth



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Generous, Purpose Built Apartment with Three Bedrooms, Two Reception Rooms, Kitchen, Private South Facing Balcony, Lift Access, Garage & No Onward Chain!

This is a rare opportunity to acquire a three bedroom purpose built apartment which is ideally located on one of Gosforth's most prestigious residential roads! Set within delightful landscaped gardens, Wentworth Grange occupies a prime position on The Grove, within Gosforth's Conservation Area, and is situated close to the shops, cafés and restaurants of the High Street and also South Gosforth Metro Station providing excellent links throughout the region.

This great third floor apartment benefits from residents' car park, private garage parking, lift access and private south facing balcony with views out over the lawned, communal gardens and towards Rectory Road.





Boasting in excess of 1580 sq/ft, the internal accommodation comprises: Communal entrance hall with secure access and stairs and lift access to all floors | Private entrance at the third floor level | Lobby with two useful storage cupboards and Herringbone flooring | Guest WC | Spacious dining room with southerly aspect | Kitchen/breakfast room, offering integrated appliances | Substantial day to day sitting room with floor to ceiling glazed windows, flooding the room with natural light and providing access onto the private balcony | The rear hallway leads to a shower room with separate WC | The principal bedroom is located to the end of the hall and enjoys a generous double room with south facing views and also provides access to the private balcony | Bedroom two, another generous double with fitted storage | Bedroom three is a large single room.

Externally, the apartment benefits from a private garage with electronic up and over door, communal residents' gardens and ample residents parking.

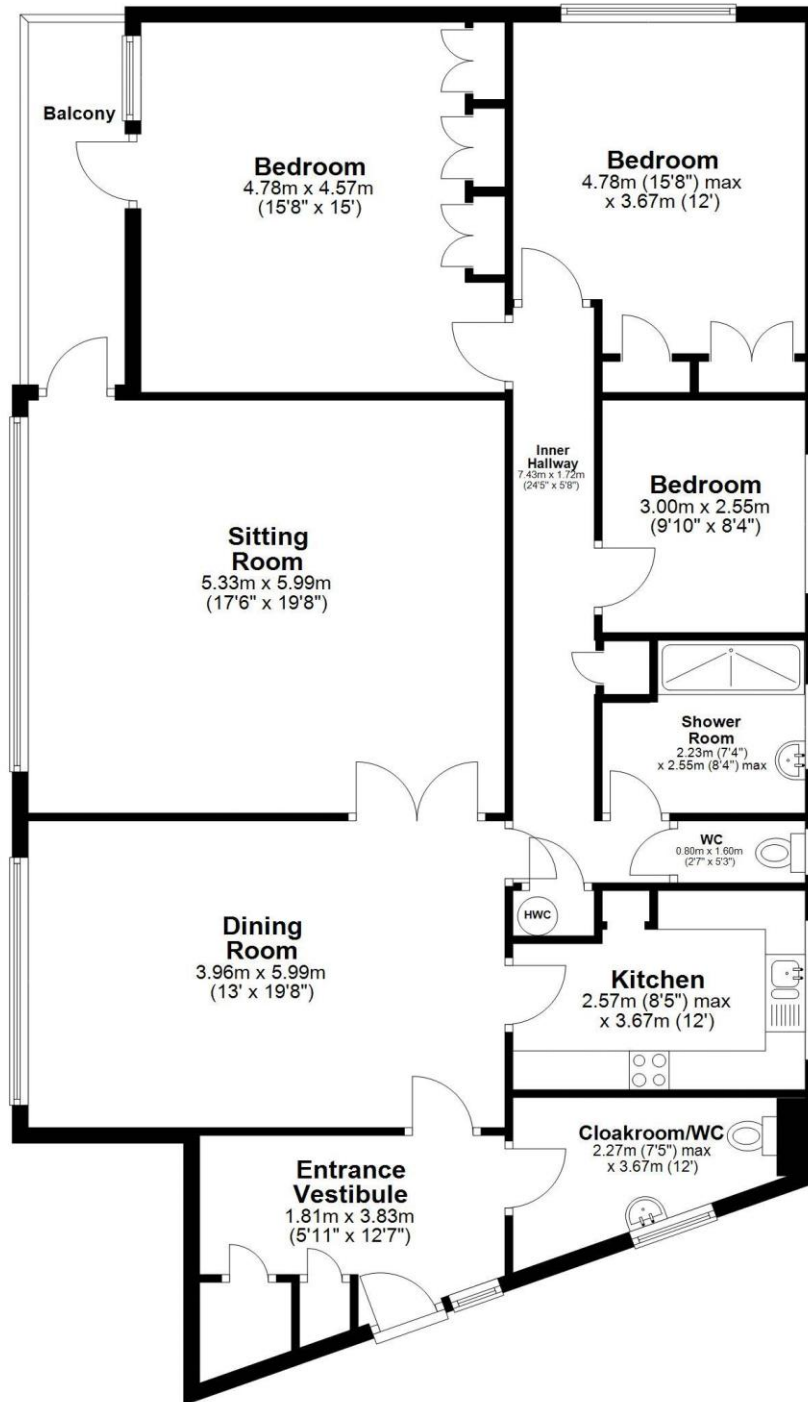
Well-presented throughout, the property is available with no onward chain and early viewings are strongly advised!

Services: Mains Electricity, Water, Drainage | Tenure: Leasehold | Lease Remaining: 938 Years | Service Charge: £2497 | Ground Rent: N/A | Council Tax: Band F | Energy Performance Certificate: Rating E

Price Guide: Guide Price £375,000

Third Floor

Approx. 146.9 sq. metres (1581.4 sq. feet)
(excluding Balcony)



Total area: approx. 146.9 sq. metres (1581.4 sq. feet)

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