



# 9 Hardwick Place

Gosforth



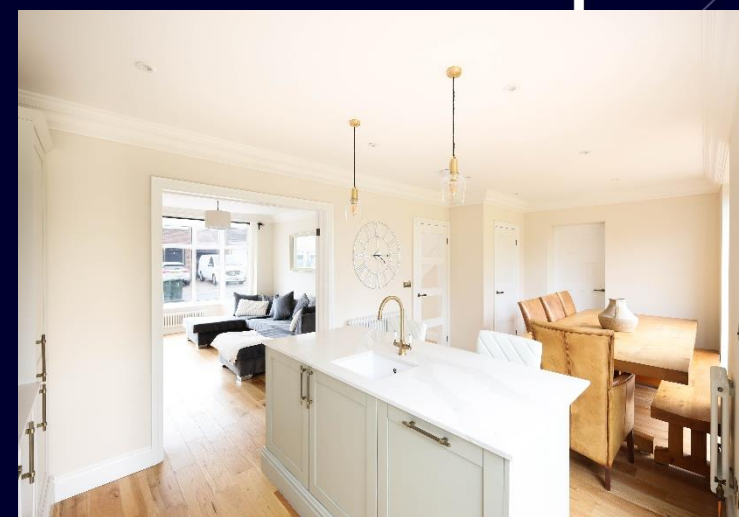
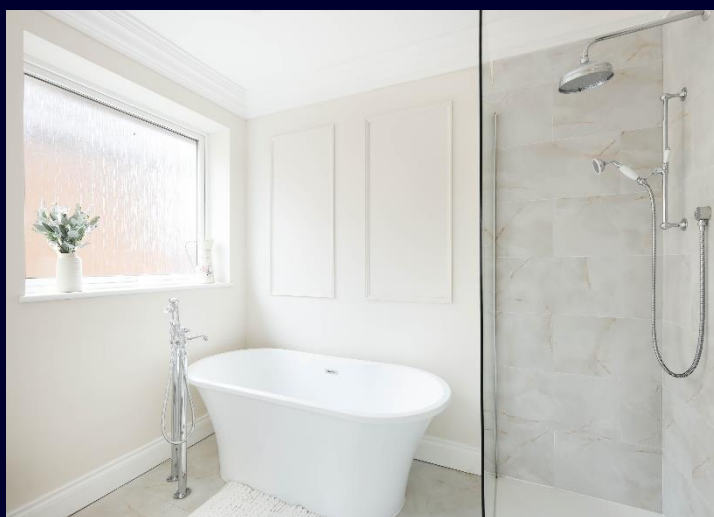
## 9 Hardwick Place, Gosforth, Newcastle Upon Tyne, NE3 4SH

Hardwick Place is an exceptional, recently refurbished three-bedroom semi-detached house, finished to an impressive turnkey standard and positioned just off the popular Montagu Avenue. Ideally located within comfortable walking distance Ashburton Village and Gosforth High Street, the property also benefits from excellent transport links providing swift access into Newcastle City Centre. The current owner has undertaken comprehensive renovation, completed to a high specification throughout, including full rewiring and full new heating system, ensuring long-term peace of mind.

Upon entering the property, a welcoming and spacious reception hallway sets the tone for the quality found throughout the home. This leads seamlessly into the beautifully designed open-plan living, dining and kitchen space. The living room is bathed in natural light from its dual-aspect outlook and bay window, creating an inviting setting. Glass-panelled doors allow for flexible open-plan living, connecting the space effortlessly to the kitchen and dining area.

The contemporary kitchen has been thoughtfully designed and finished to a premium standard, featuring quartz worktops, sleek wall and base cabinetry, and a central island with breakfast bar seating, ideal for both everyday living and entertaining. Included are integrated appliances and newly installed bifolding doors open onto the rear garden. There is generous room for a substantial dining table or an additional snug-style seating area. A separate utility room offers practical laundry space and internal access to the garage. Additionally, there is a downstairs W/C for added convenience. To the first floor are three large double bedrooms. The principal bedroom is positioned to the front of the property and





To the first floor are three large double bedrooms. The principal bedroom is positioned to the front of the property and features a charming bay window, flooding the room with natural light. A further front-facing third bedroom offers versatility as a guest room, nursery or home office. The second bedroom, overlooking the rear garden, is a spacious double room. The stylish family bathroom serves all bedrooms and is appointed with a contemporary four-piece suite, including a separate shower enclosure finished with porcelain tiling and elegant panelling, adding a refined touch.

Externally, the property continues to impress. A newly paved driveway provides off-street parking for multiple vehicles and leads to a single garage fitted with an electric roller door. The rear garden offers mature shrubs and bushes and can be enjoyed via the bifolding doors, offering excellent potential for outdoor entertaining.

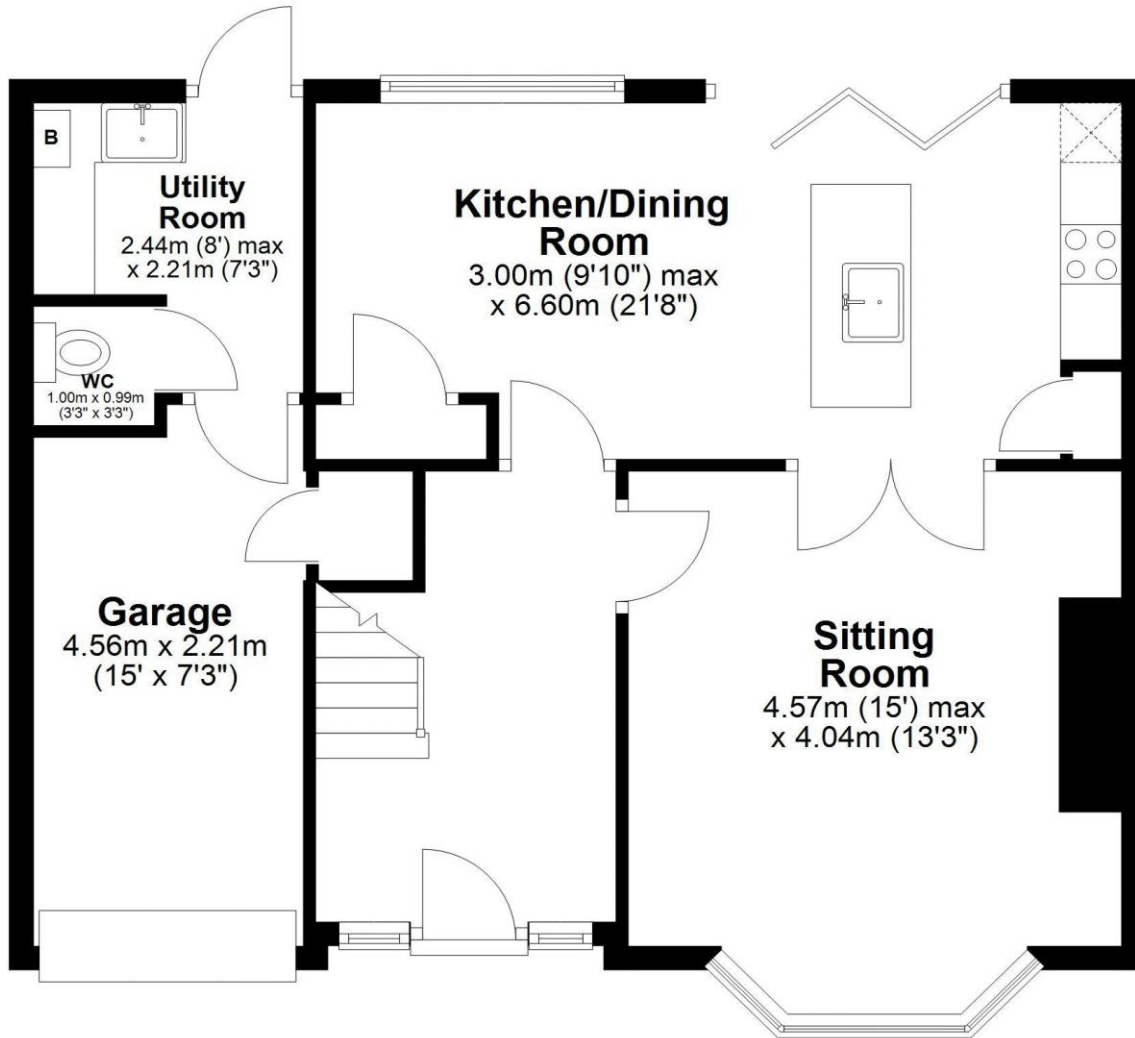
This is a superb opportunity to acquire a beautifully renovated home in a highly desirable and convenient cul de sac.

Services: Tenure: Freehold | Mains gas, electricity, water & drainage | Council Tax Band: D | Energy Performance Certificate Rating: D

**Price Guide: Offers Over £425,000**

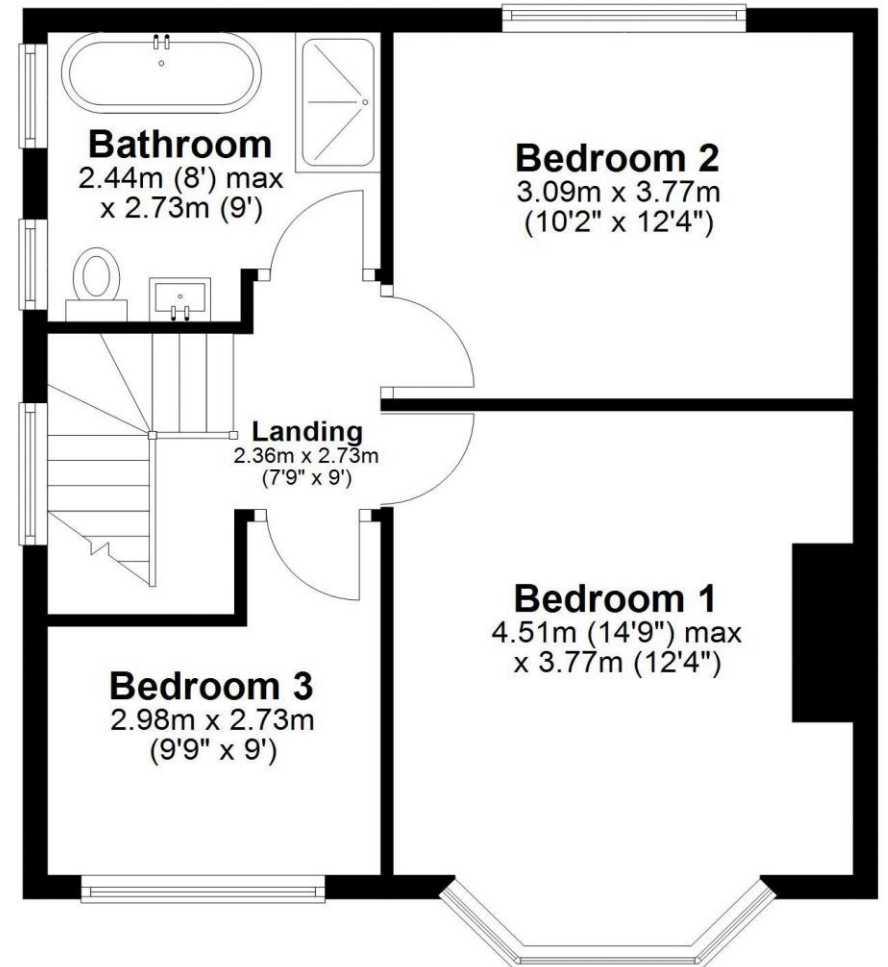
## Ground Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



## First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 110.4 sq. metres (1188.2 sq. feet)

**9 Hardwick Place, Gosforth**



# SANDERSON YOUNG

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