



35 Audley Road

South Gosforth



## 35 Audley Road, South Gosforth

A delightful and stylish, two bedroom end terrace property which is tucked off Audley Road in South Gosforth, offering a secluded position on the desirable residential street. The property was significantly improved in 2019 and has been further enhanced by the existing owners with fitted storage, enlarged principal bedroom and new flooring. Audley Road is ideally located for local shops and amenities within South Gosforth and is only a short distance to Gosforth High Street with its restaurants, pubs and cafes, as well as being close by to the South Gosforth Metro Station offering excellent transport links into Newcastle City Centre and surrounding areas. The accommodation comprises: Entrance hallway with a staircase leading to the first floor | Lovely sitting room with new parquet flooring and a window overlooking the front gardens with shutters | The sitting room is open to the kitchen/ding area with modern cabinetry, integrated appliances and offers access leading out onto the rear terrace and gardens. The staircase leads up to the first floor and onto two generous bedrooms | The principal bedroom offers a large double room with ample newly fitted storage | Family shower room with contemporary three piece suite. Externally, the property is approached via a front town garden | Enclosed rear garden which is tiered to offer a raised and paved entertaining terrace with steps down to an additional enclosed garden area | Single garage with up and over door | On street parking. Services | Mains; Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax Band: B | EPC rating: C

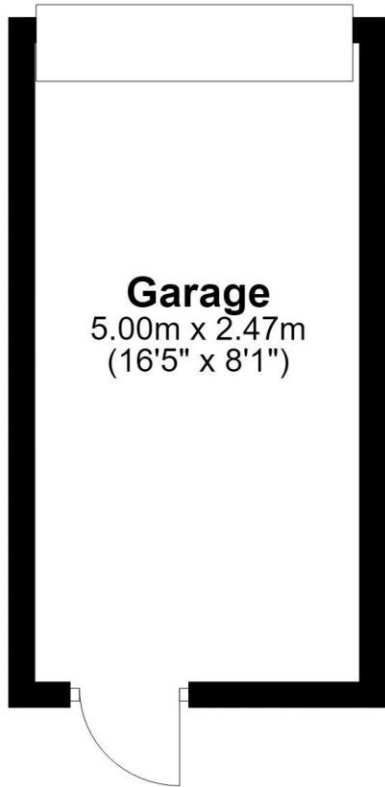




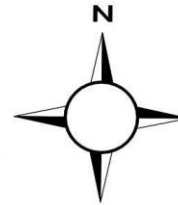
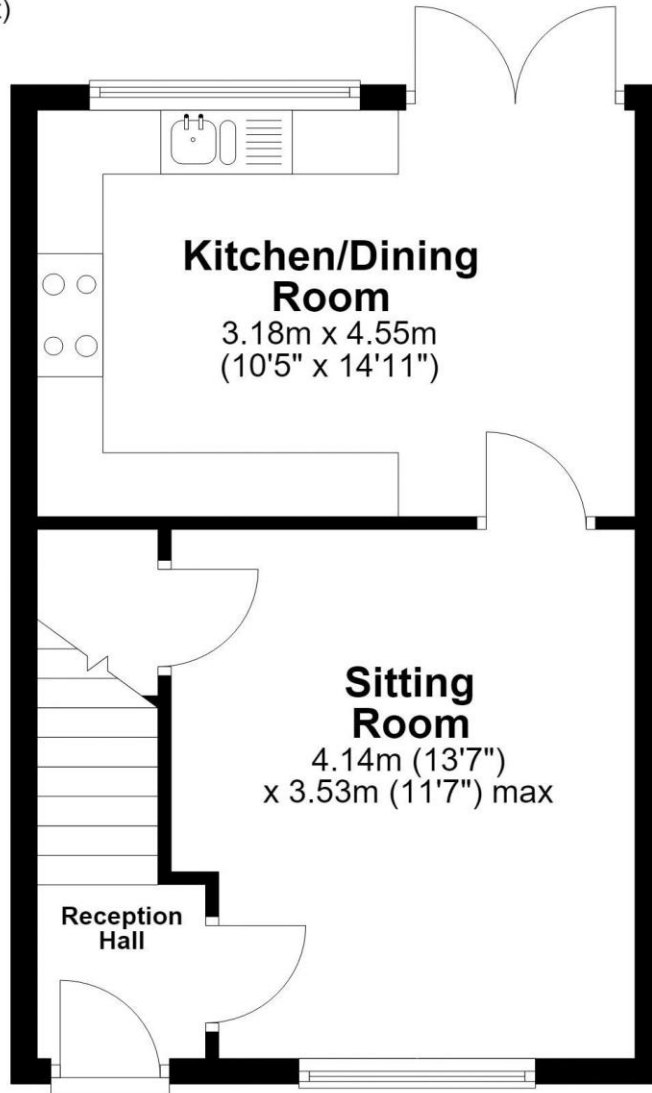
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Price Guide: Offers Over £285,000

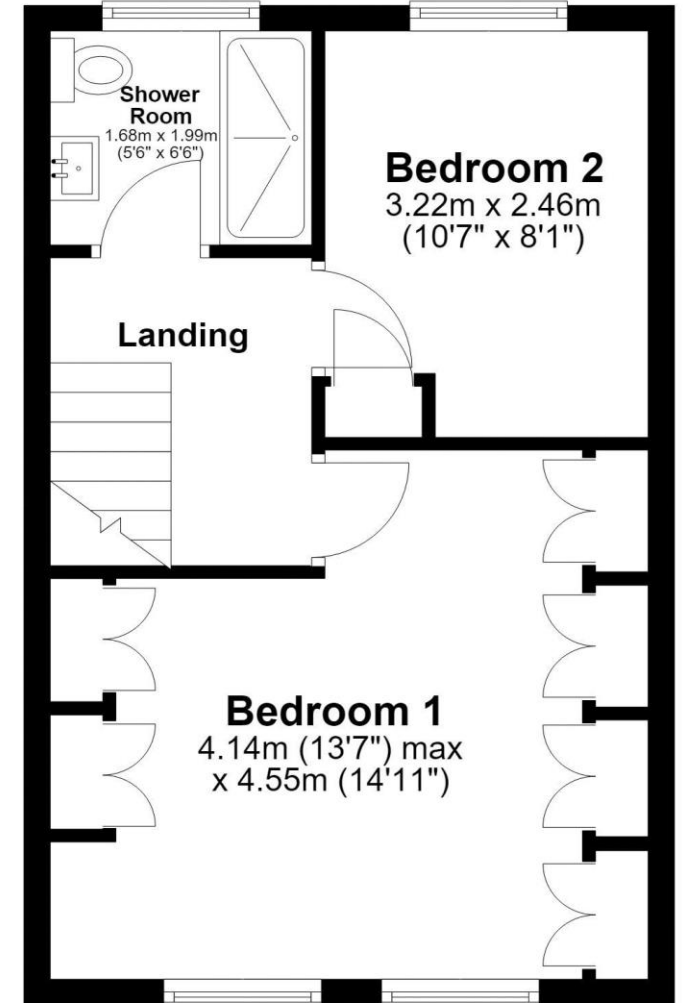
**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 12.4 sq. metres (132.9 sq. feet)



**Ground Floor**  
Approx. 33.8 sq. metres (363.4 sq. feet)



**First Floor**  
Approx. 34.1 sq. metres (367.2 sq. feet)



Main area: Approx. 67.9 sq. metres (730.6 sq. feet)  
Plus garages, approx. 12.4 sq. metres (132.9 sq. feet)

**35 Audley Road, -**





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