



With a green outlook, period features, and both a front garden and rear yard! This charming Victorian family home is ideally located on Balmoral Terrace, South Gosforth. Balmoral Terrace, a stone's throw from outstanding local schooling, is perfectly placed to give easy access to Gosforth High Street, with its cafés, shops and restaurants and South Gosforth Metro Station only seconds away providing links into Newcastle City Centre and beyond.

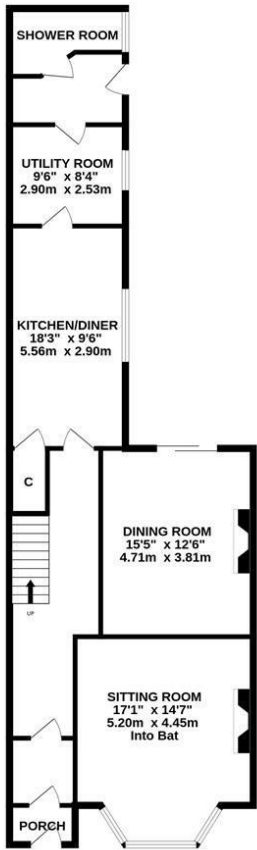
Boasting close to 1,700 Sq ft over two floors, the well proportioned accommodation briefly comprises: entrance porch though to entrance hall with stairs to first floor; sitting room with walk in bay, decorative ceiling and feature fireplace; dining room with sliding door access to the rear yard; kitchen diner with fitted units, work surfaces, under-stairs storage cupboard and spot lighting; utility room; downstairs shower room. The first floor landing with storage cupboard gives access to; four bedrooms, bedrooms one and two both generous doubles; family bathroom complete with four piece suite.

Externally, a delightful front garden laid mainly to lawn with a west facing aspect together with a green outlook and a mixture of mature planting. To the rear, an enclosed yard with wall boundaries and gated access to the rear service lane. With solar panels owned by the current sellers, a great location for a growing family, early viewings are advised.

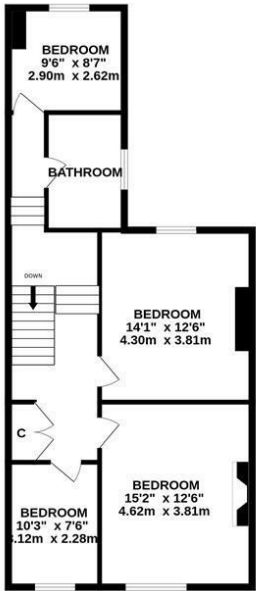
Victorian Mid-Terrace | 1,696 Sq ft (157.6m2) | Four Bedrooms | Sitting Room | Dining Room | Kitchen Diner | Utility Room | Downstairs Shower Room | Bathroom | Front Garden & Rear Yard | Period Features | Close to South Gosforth Metro Station | GCH | Solar Panels | Freehold | Council Tax Band | EPC: Tbc



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 1696 sq.ft. (157.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £475,000

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