



****AVAILABLE IMMEDIATELY** **STUNNING EXTENDED FAMILY HOME** **UNFURNISHED****
 Renovated to a high standard, a three-story terraced house with rear ground floor extension and loft conversion found in central Gosforth on Linden Road. A superb location, close to excellent local schooling, walking distance to Gosforth High Street with its array of local shops, cafés, restaurants and transport links into Newcastle City Centre, an outstanding property not to be missed!

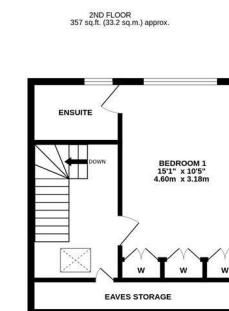
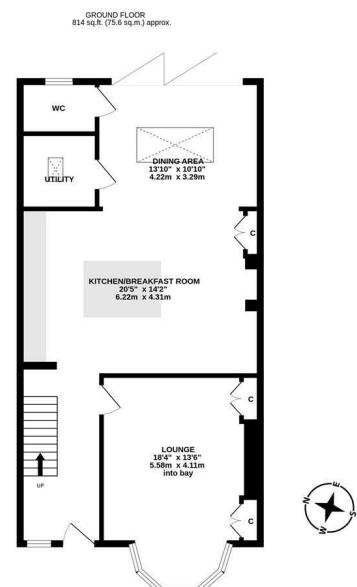
Immaculately presented throughout and boasting in excess of 1,700 Sq ft, the accommodation briefly comprises; entrance hallway with under-stairs storage leading to a vast open plan breakfasting kitchen/ dining room area, part of a full width ground floor extension with a bespoke fitted kitchen including an island, integrated appliances, granite worktops and a log burner. The dining room area measures 13ft with large skylight and full width bi-fold doors which ultimately provides an abundance of natural light; separate utility room with skylight; ground floor WC; to the front a spacious 18ft lounge, including a bay window with fitted seating, gas fire, alcove storage and wall mounted TV; the first floor comprises three bedrooms, the largest (bedroom 2) a 14ft double with fitted wardrobes; stylish family bathroom WC, fully tiled with under floor heating and four piece suite including wet-room shower enclosure & separate bath; 2nd floor landing provides access to ample eaves storage as well as bedroom one, with fitted wardrobes and a plush en suite shower room WC. Externally there is a town garden to the front with astro-turfed area, storage units and gated entry as well as on street permit parking. To the rear, a private astro-turfed yard with walled boundaries and gated access to rear service lane.

A wonderful property rare to the market that will make a great home for a family or professional couple alike. Complete with gas central heating and double glazed windows throughout, available on an unfurnished basis.

Available Immediately | £2,500pcm | Unfurnished | Three Story Terraced House | 1,707 Sq ft (158.6 m²) | Extended Family Home | Four Bedrooms | Lounge | Large Open Plan Kitchen/ Breakfast Room | Dining Room Area | Log Burner | Utility | Ground Floor WC | Family Bathroom WC | 2nd Floor En Suite | Front Garden | Private Rear Yard | Well Presented Throughout | On Street Permit Parking | Excellent Central Gosforth Location | Council Tax Band: C | GCH & DG | EPC Rating: Tbc

£2,500 PCM

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the accuracy of the information contained in these particulars. 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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