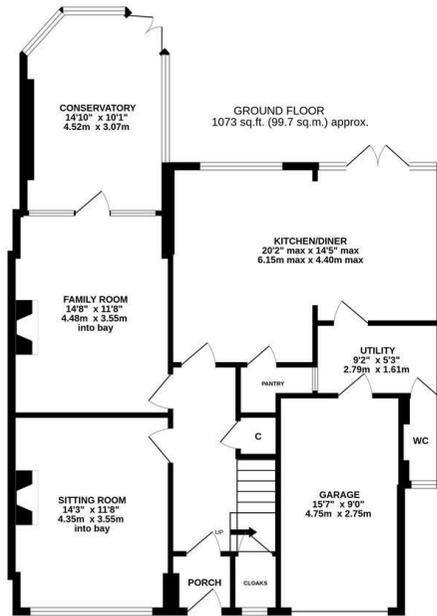




With delightful west facing rear gardens! An imposing 1930's semi-detached family home perfectly placed on Rectory Road, Gosforth. Rectory Road, within the heart of Gosforth is positioned close to Gosforth High Street with its shops, cafés and restaurants. The property is also placed close to excellent local transport links with both South Gosforth & Ilford Road Metro Stations only a short walk away.

Boasting close to 1,800 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs storage cupboard and separate cloaks; sitting room with feature wood burning stove; family room with door access to; conservatory with dual aspect windows and French doors leading out to the rear gardens; 20ft kitchen diner with a range of fitted units, work surfaces including Belfast sink, some integrated appliances, under-stairs pantry and French doors leading out to the rear gardens; utility room with separate WC; integral garage measuring 15ft. The first floor landing gives access to four bedrooms. bedrooms one and two both doubles; bedroom one with walk in bay; bedroom two with fitted wardrobe storage and feature fireplace; bedroom three with En-suite shower room; generous family bathroom complete with four piece suite and storage cupboard. Externally, a block paved driveway to the front providing off-street parking, leading to the 15ft integral garage. To the rear, a delightful west facing garden, well manicured and laid mainly to lawn with a mixture of mature planting, paved patio seating area including pathways and with fenced boundaries. Early viewings are advised to appreciate this lovely family home!

1930's Semi-Detached | 1,772 Sq ft (164.6m<sup>2</sup>) | Four Bedrooms | Sitting Room | Family Room | Conservatory | 20ft Kitchen Diner | Utility Room | Downstairs WC | Family Bathroom & En-Suite Shower Room | Driveway & 15ft Integral Garage | Delightful West Facing Rear Gardens | GCH | Excellent Location | EPC:Tbc



**TOTAL FLOOR AREA:** 1772 sq.ft. (164.6 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 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 £665,000**

**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.

