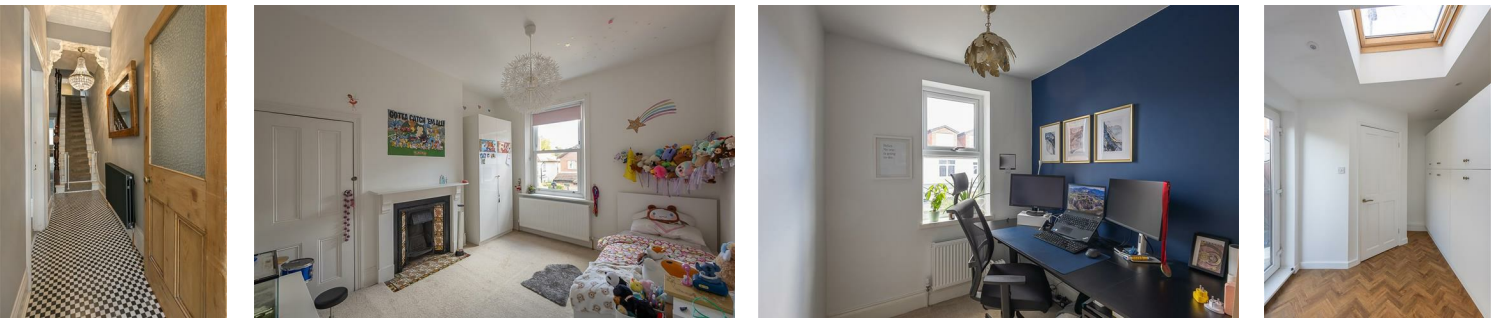




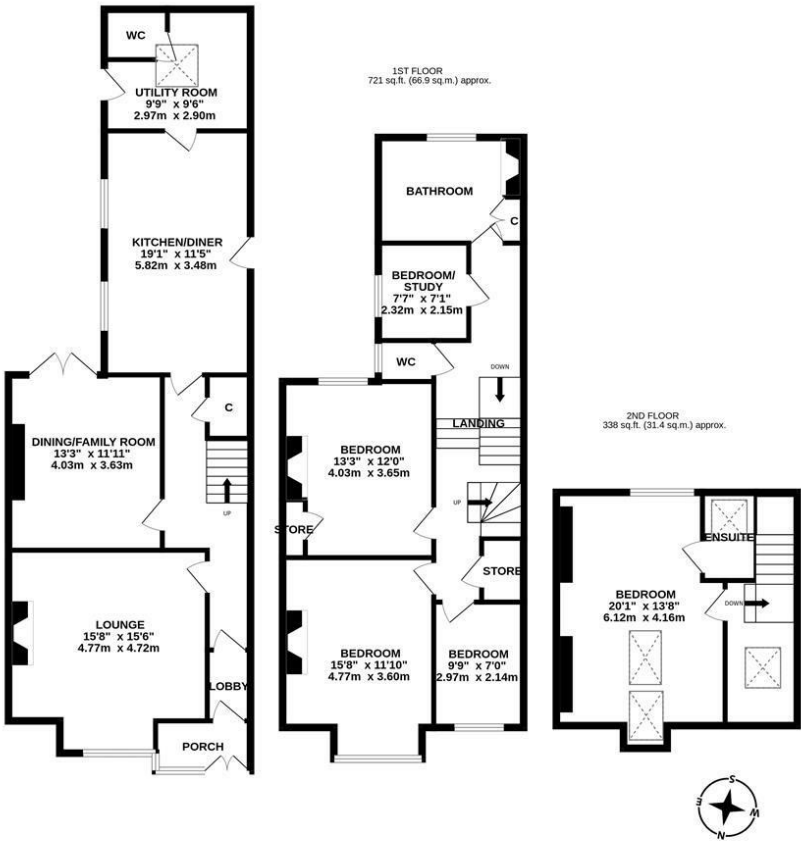
Mixing Period Features with Modern Detail! This extended, three-storey Victorian terrace is centrally located within Gosforth's conservation area on Mayfield Road. Mayfield Road, tucked just off Linden Road and North Avenue is well situated close to excellent local schooling and is within walking distance to Gosforth High Street with its array of local shops, cafés, restaurants and transport links into Newcastle City Centre and beyond.

Boasting close to 2,000 Sq ft of internal living space the accommodation briefly comprises; porch; lobby; entrance hall with staircase to the first floor; lounge with walk-in bay and period marble fireplace; dining/family room with French doors leading to the rear courtyard; generous 19ft kitchen/dining space with a re-fitted kitchen including a range of fitted units, work surfaces, integrated appliances, breakfasting bar and both hanging and spot lighting; utility room with a door to rear yard and WC to the ground floor. The first floor landing with storage cupboard gives access to three bedrooms, two of which are comfortable doubles with period fireplaces, bedroom one with walk-in bay and bedroom two with fitted storage to the alcove; study/single bedroom; stylish, re-fitted family bathroom with four piece suite including roll top bath and large walk-in shower area, storage cupboard, spot lighting and a separate WC. The stairs to the extended second floor lead to a study area with 'Velux' window and a fourth bedroom which measures 20ft with 'Velux' and 'Dorma' windows and access to a en-suite shower room. Externally, the property benefits from a town garden to the front and a private south facing courtyard with artificial grass and access to the rear service lane to the rear. Double glazed throughout, with gas 'Combi' central heating, viewings are deemed essential to avoid disappointment.

Three Storey End of Terrace | 1,934 Sq ft (179.6m2) | Four Bedrooms | Lounge | Dining Room | 19ft Re-Fitted Kitchen/Diner | Stylish Bathroom with Four Piece Suite | Utility Room | Ground Floor WC | Bedroom Four with En-Suite Shower Room | South Facing Courtyard | Central Gosforth Location | Period Features | GCH & DG | EPC Rating: D



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA: 1930 sq.ft. (179.3 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 £525,000

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.

