



1 Gordon Avenue, Gosforth, Newcastle upon Tyne, Tyne & Wear, NE3 4DH

This super stylish Victorian end-terrace family home is ideally situated on the corner of Gordon Avenue and Hawthorn Road, set within the heart of Gosforth's Conservation Area. Gordon Avenue, close to excellent local schooling, a wide variety of shops, cafés & restaurants provided by Gosforth High Street as well as good road and public transport links into Newcastle City Centre and beyond is an excellent location for a variety of buyers.

Tastefully refurbished by the current owners, set over three floors and boasting close to 1,800 Sq ft, the internal accommodation briefly comprises: Entrance hall with stairs to first floor and under-stairs WC; lounge with walk in bay with door to front town garden and log burner; a 29ft open plan family living space, kitchen/diner with a range of fitted wall units together with work surfaces and island. Three windows and sliding doors leading to the rear courtyard. The split level first floor landing gives access to two generous double bedrooms, bedroom one with dual windows; generous family bathroom with four piece suite including free standing roll top bath and walk-in shower. To the second floor, a further two bedrooms, both with dormer windows. Externally, a front garden with dwarf wall and iron railing boundary with a mixture of mature planting. To the rear/side, an enclosed south-west facing courtyard with wall boundaries.

Victorian End-Terrace | 1,777 Sq ft (165m2) | Four Bedrooms | Lounge | Dining Room | 18ft Kitchen Diner |

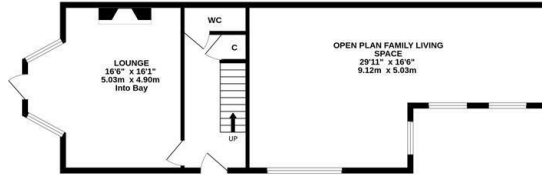
Family Bathroom & Downstairs WC |
Front Garden & Enclosed Courtyard |
GCH & DG | EPC: D



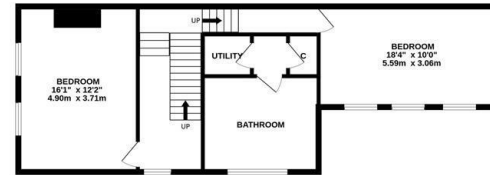
Offers Over £650,000



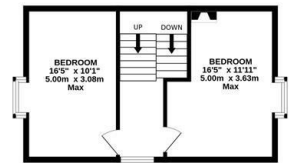
GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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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