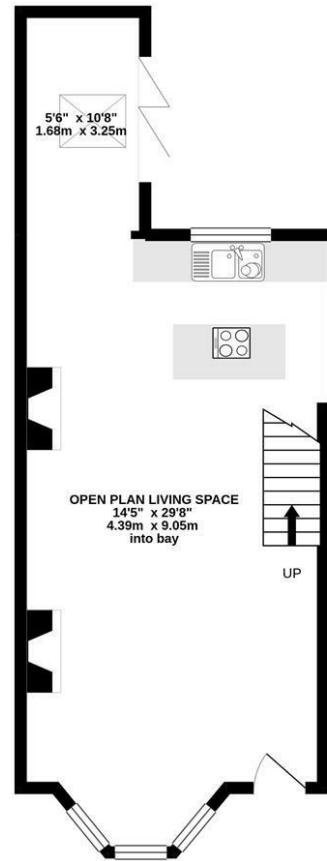Stylish Presentation with 29ft Open Plan Living Space, Full-Width First Floor Bedroom, Front Garden & South Facing Rear Courtyard! A wonderful example of a Victorian end-terrace, ideally located on the pedestrianised terrace of Howard Place, Gosforth. Close to excellent local schools, Howard Place is perfectly placed within striking distance of Gosforth High Street, with its local shops, restaurants and cafés and is also a short walk to Regent Centre Metro and Bus station for easy access into Newcastle City Centre and beyond.
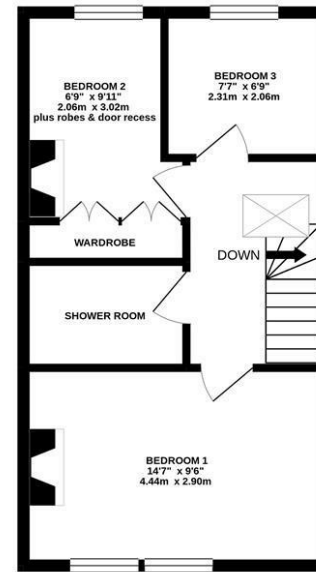
Having undergone extensive refurbishment and reconfiguration by the current owners, the internal accommodation briefly comprises: Entrance to impressive 29ft open plan living space with walk in bay, two feature wood burning stove's, exposed brick chimney breast, bi-fold doors out to the south facing rear courtyard, kitchen area with a range of fitted units and work surfaces with breakfasting island and Metro tiling. The first floor landing with sky light gives access to three bedrooms, bedroom one a full-width room with dual windows and feature fireplace; bedroom two with fitted wardrobe storage and feature fireplace; fully tiled shower room with three piece suite and spot lighting. Externally, a delightful front garden with a mixture of mature planting, patio seating area, paved pathway and wall and fence boundaries. To the rear, a south facing enclosed courtyard, paved with wall boundaries and gated access. Double glazed with gas central heating, an internal inspection is a must to appreciate the accommodation on offer!

Stylish Presentation | Victorian End-Terrace | Three Bedrooms including Full-Width Room | Impressive 29ft Open Plan Living Space & Kitchen Area | Shower Room | Delightful Front Garden & South Facing Rear Courtyard | GCH & DH | Excellent Location | EPC: E

Offers Over £335,000

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.

5'6" x 10'8"
1.68m x 3.25m

BEDROOM 2
6'9" x 9'11"
2.06m x 3.02m
plus robes & door recess

BEDROOM 3
7'7" x 6'9"
2.31m x 2.06m

WARDROBE

DOWN

SHOWER ROOM

OPEN PLAN LIVING SPACE
14'5" x 29'8"
4.39m x 9.05m
into bay

UP

BEDROOM 1
14'7" x 9'6"
4.44m x 2.90m

TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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