



With a green outlook, an abundance of period features, a front garden and rear courtyard, this delightful Victorian family home is ideally located on Balmoral Terrace, South Gosforth. Balmoral Terrace it is a stone's throw from outstanding local schooling, is perfectly placed to give easy access to Gosforth High Street, with its cafés, shops and restaurants and South Gosforth Metro Station also being close by, providing links into Newcastle City Centre and beyond.

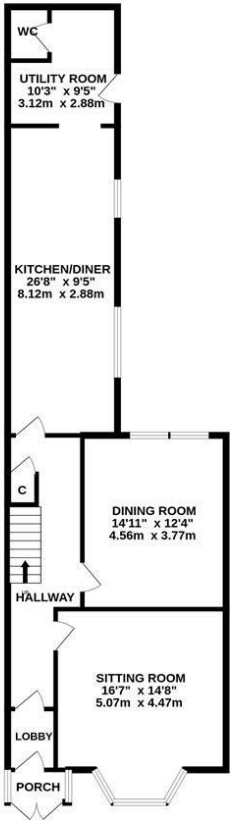
Boasting over 2,100 sq ft over three floors, the accommodation briefly comprises: entrance porch through to entrance lobby with a stained glass door panel; hallway with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay, feature fireplace and decorative ceiling; dining room with feature fireplace, stripped wood flooring, decorative ceiling rose and dual windows; extended 26ft kitchen diner with dual windows, a range of fitted units, work surfaces, some integrated appliances, and spot lighting, open to utility room with side door access and separate downstairs WC. The split level first floor landing with storage cupboard gives access to; four bedrooms, bedrooms one and two both with feature fireplaces, bedroom three with storage cupboard and bedroom four, currently set up as a study; bathroom complete with three piece suite, walk in shower and spot lighting. The second floor landing gives access to; a further two bedrooms, bedroom five measuring 18ft and bedroom six with two sky lights; shower room complete with three piece suite.

Externally, a west facing front garden laid mainly to decorative block paving with a sandstone feature, well stocked borders and to the rear, an enclosed courtyard, generous in size with a mixture of planting, wall boundaries and gated access to the service lane. With solar panels to rear elevation and fitted with a burglar alarm, early viewings are advised to appreciate this family home. EPC: C

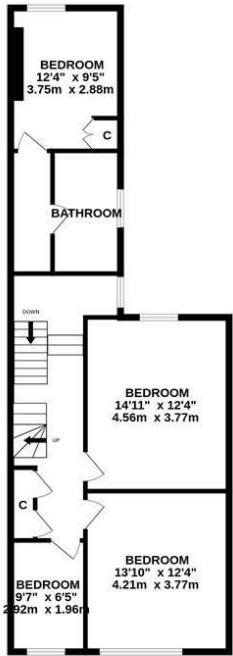
Extended Victorian Mid-Terrace Family Home | 2,119 sq ft (196.8m2) | Three Storeys | Six Bedrooms | Sitting Room | Dining Room | 26ft Kitchen Diner to Utility Room | Downstairs WC | Family Bathroom | Shower Room | West Facing Front Garden | Enclosed Rear Courtyard | Period Features Throughout | Solar Panels & Burglar Alarm | Popular Location | Freehold | Council Tax Band D | EPC: C



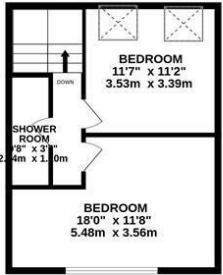
GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



2ND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 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 terms 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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