





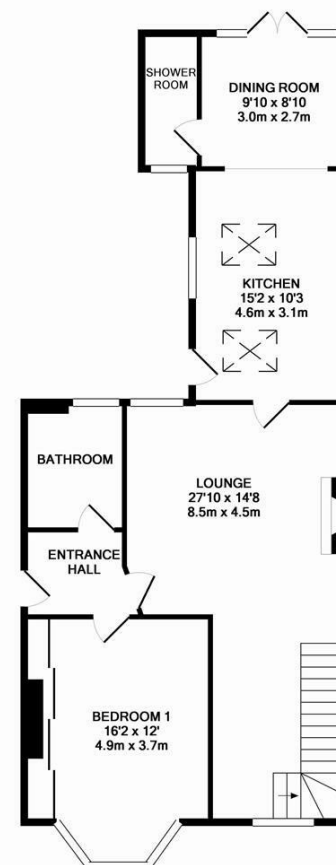
**EXTENDED VICTORIAN ARCHITECTURE WITH LAWNED REAR GARDENS!** A delightful Victorian cottage ideally located on Oakfield Terrace, within Gosforth's conservation area. Originally constructed circa 1850, Oakfield Terrace is unique to Newcastle being the only street to offer Sunderland Cottages in the city. Close to the shops of Ashburton Road, the location also gives easy access to Gosforth High Street and its countless great shops, restaurants and cafés.

Boasting in excess of 1,250 Sq. ft the accommodation briefly comprises entrance hall through to an impressive 27ft principal reception with dual aspect, tall ceilings and period fireplace; an extended breakfasting kitchen with vaulted ceiling and Velux roof lights which opens to a dining room with picture French windows overlooking the rear garden; refitted shower, master bedroom and family bathroom to the ground floor. Extended into the original roof space, the first floor boasts two double bedrooms. Externally, with a town garden to the front, a shared block paved driveway give access to a generous rear garden laid mainly to lawn with block paved hard standing and detached garage with electric up and over door. Well presented throughout this great family home demands an early internal inspection!

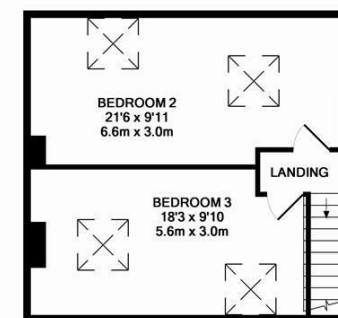
Extended Victorian Cottage | 1,264 Sq. ft (117.4m<sup>2</sup>) | Three Double Bedrooms | 27ft



Lounge | Open Plan Kitchen/Diner with Vaulted Ceiling | Bathroom & Shower Room | Lawned Rear Gardens | Detached Garage | EPC Rating: E



GROUND FLOOR  
APPROX. FLOOR  
AREA 857 SQ.FT.  
(79.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 £315,000**

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