



This delightful period property is ideally situated on one of Newcastle's finest Victorian terraces! Hawthorn Road, within Gosforth's Conservation Area is perfectly placed close to excellent local schooling, the shops, cafes & restaurants of Gosforth High Street as well as good road and public transport links into Newcastle City Centre and beyond.

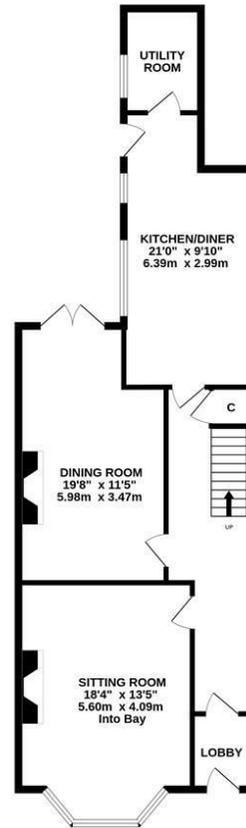
Boasting almost 1,950 Sq ft over three floors, the accommodation briefly comprises; entrance lobby through to entrance hall with under-stairs storage cupboard and stairs to first floor; sitting room with walk in bay and feature fireplace; dining room with feature fireplace, stripped wood flooring and French doors leading out to the rear courtyard; 21ft kitchen with a range of fitted units, work surfaces, dual windows, spot lighting and stable door providing access to the courtyard; utility room. The split level first floor landing with cupboard housing the boiler gives access to; two double bedrooms, bedroom one an impressive full-width room measuring almost 18ft, with feature fireplace, stripped wood flooring, dual windows and fitted wardrobe storage; family bathroom with three piece suite, spot lighting and loft access; fully tiled shower room with spot lighting. To the second floor; a further two double bedrooms, bedroom three again a full width room with dual windows and the landing giving access to storage.

Externally, a paved front garden set behind iron railings with some mature planting and to the rear, an enclosed south facing courtyard laid to split level raised decking providing a patio seating area. Well proportioned and offering great family living, early viewings are strongly advised to avoid disappointment.

Delightful Victorian Family Home | Mid-Terrace & Three Storeys | 1,943 Sq ft (180.5m²) | Four Double Bedrooms | Sitting Room | Dining Room | 21ft Kitchen Diner | Utility Room | Bathroom & Shower Room | Front Garden Laid to Paving | Enclosed South Facing Rear Courtyard | Excellent Location | Conservation Area | Freehold | Council Tax Band E | EPC: D



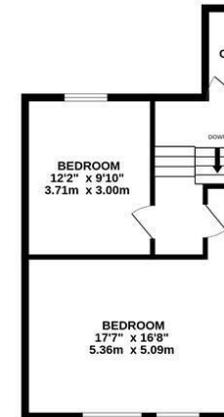
GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 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 £600,000

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.

