

This delightful Edwardian mid-terrace is ideally located on Wolveleigh Terrace, Gosforth. Wolveleigh Terrace, a stone's throw from excellent local schools, is within walking distance to the shops, cafés and restaurants of Gosforth High Street and also within close proximity to Gosforth's Central Park and South Gosforth Metro Station providing easy access into Newcastle City Centre and beyond.

Boasting close to 2,100 Sq ft, the accommodation, set over three floors briefly comprises: entrance lobby through to entrance hall with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay, stripped wood flooring, feature fireplace and decorative ceiling rose; dining room with feature fireplace, decorative ceiling rose and hardwood flooring, open to kitchen diner with hardwood flooring, sky light and bi-fold doors to the rear yard, kitchen area with a range of fitted units, work surfaces and spot lighting; utility room with side door access to the yard and access to the downstairs WC. The first floor landing with storage cupboard gives access to; four bedrooms, bedrooms two and three both comfortable doubles, bedroom one with fitted alcove wardrobe storage and bedroom four with feature fireplace; family bathroom with three piece suite, spot lighting and dual windows. To the second floor, a generous double bedroom measuring close to 19ft, with three sky lights and access to a shower room, complete with three piece suite and sky light.

Externally, a front town garden with dwarf wall and railings and to the rear, an enclosed yard laid to block paving with wall boundaries and double gated access to the rear service lane.

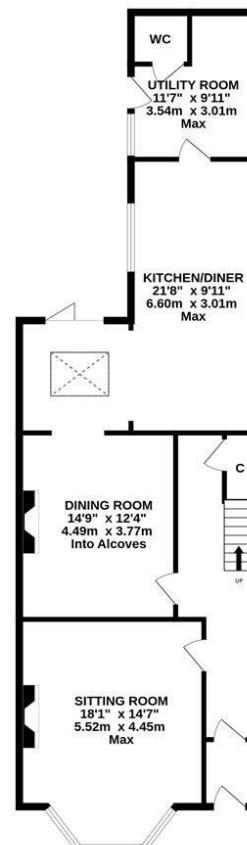
Extended Edwardian Mid-Terrace | Five Bedrooms | 2,076 Sq ft (192.9m<sup>2</sup>) | Sitting Room | Dining Room | Kitchen Diner | Utility Room | Downstairs WC | 1st Floor Family Bathroom | 2nd Floor Shower Room | Front Town Garden & Enclosed Rear Yard | Great Location | New Roof | Freehold | Council Tax Band | EPC : D

**Offers Over £525,000**

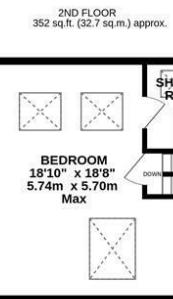
**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 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 identification purposes only and should not 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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