



With gardens to front and rear, this delightful and extended four bedroom Victorian mid-terrace is ideally located on Woodbine Road. Situated in the heart of Gosforth, within striking distance from the shops and restaurants of Gosforth High Street, Woodbine Road is perfectly placed close to excellent local schooling and transport links into the city and beyond.

Set over three floors and boasting over 1,700 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay, feature fireplace and decorative ceiling; family room with feature fireplace and rear door access to the garden; 23ft kitchen diner with spot lighting, a range of fitted units, hardwood work surfaces, some integrated appliances, breakfasting bar, dual windows, side door access and further bi-fold door access to the rear garden. The split level first floor landing gives access to; three bedrooms, bedrooms two and three both comfortable doubles with fitted alcove wardrobe storage and bedroom two with dual windows; family bathroom complete with four piece suite and separate WC. To the second floor, accessed by a spiral staircase gives access to; a generous 19ft bedroom with three Velux windows and an en-suite shower room.

Externally to the front, a south east facing garden laid mainly to lawn with some mature planting, a block paved pathway and patio seating area and to the rear, an enclosed garden, again laid mainly to lawn with some planting, a paved pathway, wall and hedge boundaries and a separate detached garden room/home office and a further storage room, Offering well proportioned accommodation, early viewings are essential. EPC - D

Extended Victorian Mid-Terrace | Four Bedrooms | 1,731 Sq ft (160.8m²) | Sitting Room | Family Room | 23ft Kitchen Diner | Family Bathroom | En-Suite Shower Room | Front & Rear Gardens | Detached Garden Room/Home Office & Store | Excellent Location | Freehold | Council Tax Band D | EPC: D



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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 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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