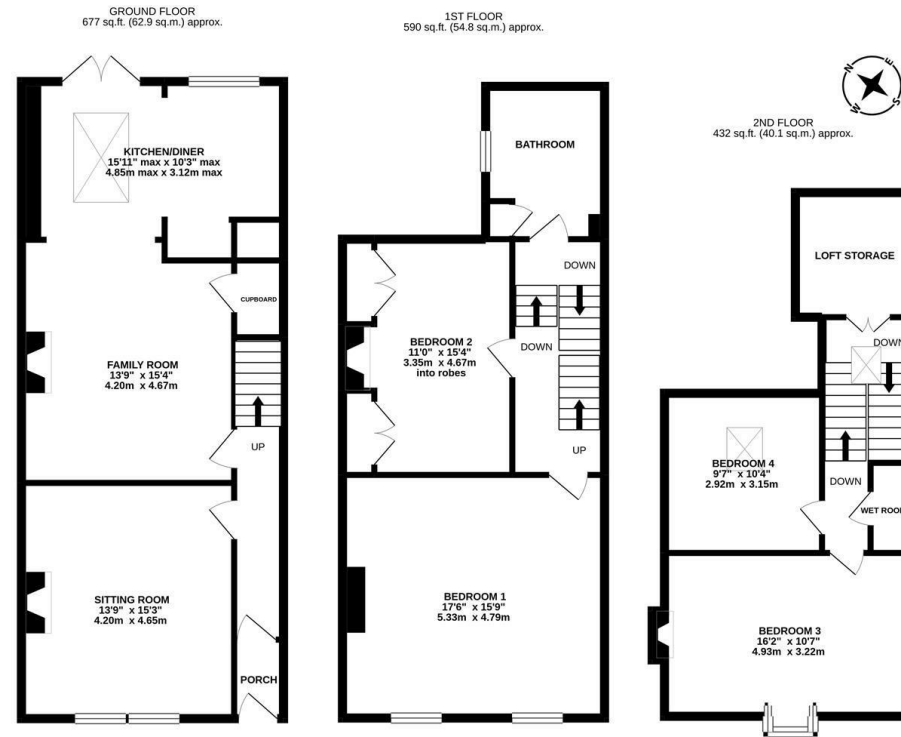




Purpose Built, Three Storey Family Home with South-West Facing Front Gardens, Enclosed Rear Yard with Off-Street Parking including EV Point & Open Plan Kitchen Diner! This great Victorian terrace is ideally located on Elsdon Road, Gosforth. Close to excellent local schooling, Elsdon Road is perfectly located within striking distance to the shops, cafés and restaurants of Gosforth High Street whilst also being only a short walk from Regent Centre Metro Station which provides excellent transport links throughout the region.

Boasting almost 1,700 Sq ft, the internal accommodation briefly comprises: Entrance porch through to entrance hall with stairs to first floor; sitting room with with dual windows, feature wood burning stove, ceiling rose and hardwood flooring; family room with feature fireplace and under-stairs storage, open to kitchen diner measuring close to 16ft with Atrium skylight, French doors leading out to the enclosed rear yard, kitchen area with a range of fitted wall and base units together with work surfaces, breakfasting bar, some integrated appliances and spot lighting. The split level first floor landing gives access to two double bedrooms; bedroom one an impressive full-width room measuring close to 18ft with dual south-west facing windows; bedroom two with fitted alcove storage; family bathroom complete with four piece suite and fitted storage. The split level second floor landing gives access to a further two double bedrooms, bedroom three with dormer window; generous loft storage accessed via double doors; fully tiled wet room with three piece suite and spot lighting. Externally, a delightful south-west facing lawned garden to the front, with a mixture of mature planting, paved pathway and fence and hedge boundaries. To the rear, an enclosed rear yard, block paved with wall boundaries, electric vehicle charging facility and electric roller shutter door giving access to the rear service lane. Double glazed and with gas central heating, early viewings are essential to appreciate this sought after home!

Victorian Mid-Terrace | Three Storey's | 1,699 (157.8m<sup>2</sup>) | Four Double Bedrooms | Sitting Room | Family Room | Kitchen Diner | 1st Floor Family Bathroom | 2nd Floor Wet Room | South-West Facing Front Garden | Enclosed Rear Yard | GCH & DG | Excellent Location | EPC:



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 £375,000**

**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.

