



WELL PRESENTED THROUGHOUT with a 17ft FULL-WIDTH BEDROOM and a WEST FACING REAR YARD! A delightful Victorian mid-terrace, ideally located on the west backing side of Elsdon Road, Gosforth. Close to excellent local schools, Elsdon Road is perfectly located within striking distance to the shops, cafés and restaurants of Gosforth High Street. The property is also situated a short walk from Regent Centre Metro Station providing easy access throughout the region.

The accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor; sitting room with dual windows, Parquet flooring and feature fireplace; lounge diner with hardwood flooring, feature fireplace and under-stairs storage cupboard; kitchen with a range of fitted units, work surfaces and side door access to the yard. The split level first floor landing with two storage cupboards gives access to; bedroom one, a generous full-width double room measuring 17ft with dual windows and feature fireplace; bedroom two, a further comfortable double with fitted alcove storage; family bathroom complete with four piece suite and spot lighting. Externally, a lawned front garden with mature planting, pathway and part hedge boundary. To the rear, a west facing yard laid to paving, decking and gravel together with wall boundaries. EPC : D

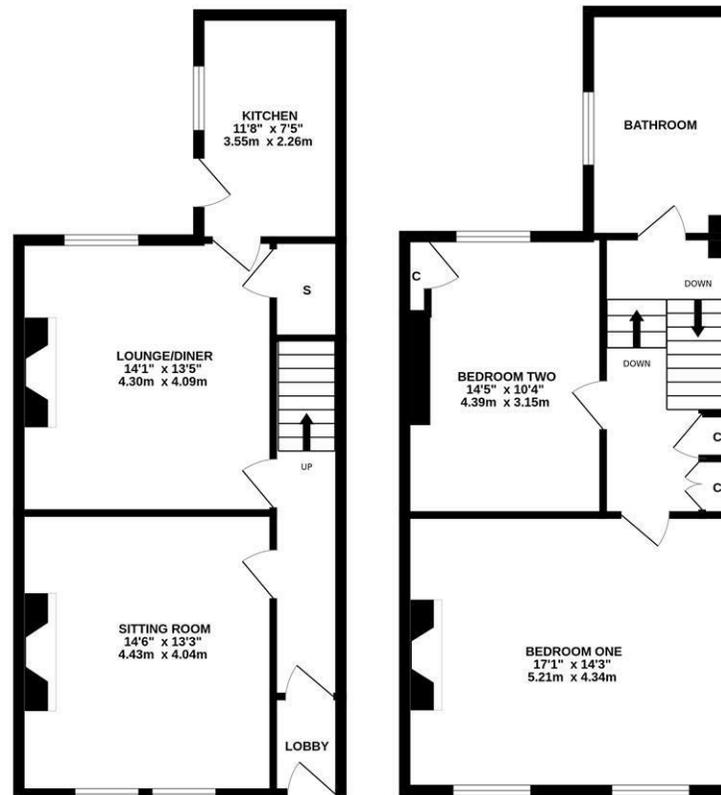
EPC: D



GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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 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

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.

