



Hedley Street Gosforth

An outstanding 3 bedroom mid terraced house located within close proximity to Gosforth High Street. This attractive property has undergone substantial renovation to incorporate a range of quality fixtures and fittings. Key features include a superb kitchen/dining room extension to the rear with centre island, media wall, lantern roof and patio doors together with a fabulous loft conversion with dormer window and en suite with walk-in shower. The property also benefits from replacement UPVC sash windows together with gas fired central heating via combination boiler. It is conveniently located within easy walking distance to the High Street with its range of bars, restaurants and coffee shops as well as frequent transport links to the city centre.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front with original coving and ceiling rose. To the rear is a fabulous 24ft kitchen/dining room extension with centre island, sky light and patio doors. To the first floor are 2 double bedrooms with a quality fitted bathroom suite with separate shower. The second floor comprises a superb loft conversion with dormer window and en suite with walk-in shower. To the rear is a private courtyard with electronically operated roller door. There is a pleasant town garden to the front.

Offers Over **£450,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Staircase to first floor, radiator.

SITTING ROOM 14'9 x 13'7 (into alcove) (4.50 x 4.14m)

Double glazed sash window to front, coving to ceiling, radiator.



DINING KITCHEN 24'2 x 13'7 widening 15'11 (7.37 x 4.14-4.85m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in induction hob, extractor hood, centre island, dishwasher, combination oven, double glazed patio doors, laminate flooring.

FIRST FLOOR LANDING

Staircase to 2nd floor with spindle banister.

BEDROOM ONE 17'5 (into alcove) x 14'5 (5.31 x 4.39m)

Cast iron fireplace, coving to ceiling, ceiling rose, radiator.



EN SUITE SHOWER ROOM

Three piece suite comprising: walk-in shower, wash hand basin with set in vanity unit, low level WC, Velux window, part tiled walls, extractor fan.

BEDROOM TWO 14'3 x 10'10 (into alcove) (4.34 x 3.30m)

Double glazed window to rear, radiator.

BATHROOM/W.C.

Four piece suite comprising: panelled bath, step in shower cubicle, wash hand basin with set in vanity unit, low level WC, part tiled walls, heated towel rail, extractor fan, double glazed frosted window.



SECOND FLOOR LANDING

Double glazed window.

BEDROOM THREE 19'0 x 10'6 narrowing to 9'8 (5.79 x 3.20-2.95m)

Double glazed dormer window, Velux window, radiator.

FRONT GARDEN

Town garden to front.

REAR YARD

Electronically operated roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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Waiting on EPC





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