



Archibald Street Gosforth

Viewing comes recommended on this traditional extended semi detached house located within this popular residential street in central Gosforth. The property is ideally suited for a growing family and benefits from 15ft extension to the rear with Velux windows and bi-folding doors together with the addition of a side extension currently being used as a breakfast room. There is also a westerly facing garden to the rear and driveway to the front. The garage has also been partially converted into a studio. The property is well positioned for access to excellent local schools as well as easy walking distance to the High Street with its range of shopping facilities, restaurants and coffee shops.

Briefly comprising entrance hallway with cloaks cupboard and staircase leading to the first floor. There is a sitting room to the front together with dining room to the rear. There is a fully fitted kitchen which provides access to the breakfast room and sun room to the rear. The garage has also been partially converted into a studio. To the first floor are 3 bedrooms a family bathroom with shower and a separate WC. Externally to the rear is a westerly facing garden with driveway to the front providing off street parking. Additional benefits include gas fired central heating and UPVC double glazing.

Offers Over **£350,000**

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ENTRANCE HALL

Double glazed entrance door, cloaks cupboard, radiator.

SITTING ROOM 14'8 x 11'0 (4.47 x 3.35m)

Double glazed bay window to front, coving to ceiling, double radiator.

DINING ROOM 13'0 x 11'9 (into alcove) (3.96 x 3.58m)

Double glazed window to rear, double glazed door, double radiator.

BREAKFAST ROOM 11'5 x 6'5 (3.48 x 1.96m)

Hardwood flooring, radiator, two Velux windows.

SUN ROOM 15'3 x 8'7 (4.65 x 2.62m)

Bi-folding doors, hardwood flooring, two Velux windows, radiator.

STUDIO (FORMER GARAGE) 7'10 x 6'10 (2.39 x 2.08m)

Light and power points.



KITCHEN 8'7 x 6'9 (2.62 x 2.06m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, space for automatic washer, tiled splash back, understairs cupboard, radiator, double glazed window.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space.



BEDROOM ONE 12'8 x 10'11 (max) (3.86 x 3.33m)

Double glazed window to front, radiator.

BEDROOM TWO 12'11 x 9'0 (to wardrobes) (3.94 x 2.74m)

Double glazed window to rear, fitted wardrobes, picture rail ceiling rose, radiator.

BEDROOM THREE 8'11 x 7'9 (2.72 x 2.36m)

Double glazed window to front, radiator.



FAMILY BATHROOM

Two piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit; tiled walls, heated towel rail, airing cupboard housing combination boiler, double glazed frosted window to rear.

SEPARATE W.C.

Low level WC, double glazed frosted window.

FRONT GARDEN

Driveway.

REAR GARDEN

Laid mainly to lawn, fenced boundaries, westerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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 for EPC



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