



Rothwell Road Gosforth

An outstanding 5 bedroom mid terrace house located within this sought after residential road in the heart of central Gosforth. The property has undergone substantial renovation by the current owners to create a fabulous family home. Key features include 2 reception rooms one of which features a multi fuel stove. There is a superb 27ft breakfasting kitchen with a range of quality fitted wall and base units with centre island and granite work surfaces. There are 4 bedrooms to the first floor together with a family shower room. The second floor features an impressive loft conversion with dormer window and en suite bathroom. Externally to the rear is a westerly facing courtyard which provides access to a garage with workshop. There is a pleasant flagged town garden to the front with wrought iron railings. Additional features include gas fired central heating via combination boiler and UPVC double glazing. The property is conveniently located within close proximity to the High Street with its range of bars restaurants and coffee shops. There are frequent bus and metro links nearby as well as excellent schools within the area.

Guide Price **£495,000**

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EXTERNAL STORM PORCH LEADING TO: ENTRANCE LOBBY

Stripped hardwood flooring, stained glass door to hall.

ENTRANCE HALL

Stripped hardwood flooring, staircase to first floor with spindle banister, dado rail, radiator.

SITTING ROOM 16'11 (into bay) x 14'7 (into alcove) (5.16 x 4.45m)

Double glazed bay window, feature fireplace with open fire, picture rail, coving to ceiling, ceiling rose, stripped hardwood flooring, double radiator, partial glazed door to dining room.



DINING ROOM 14'1 x 11'2 (plus alcove) (4.29 x 2.40m)

Stripped hardwood flooring, multi fuel stove, dado rail, picture rail, coving to ceiling, double glazed door to rear, double radiator, fitted shelves and cupboards to alcove.

BREAKFAST KITCHEN 27'0 x 11'4 (max) (8.23 x 3.45m)

Fitted with a range of wall and base units, Belfast sink, extractor hood, gas cooker point, tiled floor, understairs cupboard, radiator, double glazed window, double glazed door, integrated washing machine, dishwasher and wine chiller.



FIRST FLOOR LANDING

Doors off to: bedrooms one, two, three and four, and shower room. Built in cupboard, staircase to 2nd floor with spindle banister.

BEDROOM ONE 13'11 x 10'9 (into alcove) (4.24 x 3.28m)

Double glazed window to front, built in cupboard, coving to ceiling, double radiator.

BEDROOM TWO 14'1 x 10'11 (plus alcove) (4.29 x 3.33m)

Double glazed window to rear, radiator.

BEDROOM THREE 11'3 x 7'7 (3.43 x 2.31m)

Double glazed window to rear, laminate flooring, radiator.

BEDROOM FOUR 10'0 x 6'8 (3.05 x 2.03m)

Double glazed window to front, radiator.



SHOWER ROOM

Walk in double shower, wash hand basin with set in vanity unit, low level WC, heated towel rail, extractor fan, double glazed frosted window.

SECOND FLOOR LANDING

Doors off to: bedroom five. Velux window.

BEDROOM FIVE 19'5 x 19'5 into 10'11 (5.92 x 5.92-3.33m)

Double glazed dormer window, two Velux windows, storage cupboards, laminate flooring, radiator.

EN SUITE BATHROOM

Three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, and a low level WC. Velux window, part tiled walls, heated towel rail.

TOWN GARDEN TO FRONT

Wrought iron railing.

INNER COURTYARD

Access to garage.

GARAGE

Electronically operated roller door, combination boiler, light and power points.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Garage

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: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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