



Oaklands Gosforth

An outstanding 4 bedroom semi detached house located within this much sought after residential road in central Gosforth. This lovely family home boasts 155 sq meters set over three floors and maintains much of its period features with stained glass leaded windows and ornate plasterwork to ceilings. The ground floor has also been remodelled to include a superb quality fitted dining kitchen with centre island and granite work surfaces. There is a private courtyard garden to the rear together with driveway to the front with electric charging point.

The property comprises entrance hallway with cloakroom/WC and staircase leading to the first floor. There is a sitting room to the front with feature fireplace, fitted cupboards to alcoves and bay window with leaded top lights. To the rear is a 21 ft dining kitchen with French doors leading to the rear courtyard. There is also a large sun room with skylight and French doors which provides access to the garden. To the first floor are 3 bedrooms together with a family bathroom with roll top bath and separate shower. To the second floor is light and spacious loft bedroom with en suite shower. Additional features include modern gas fired central heating and double glazing.

The property is well positioned for access to the Town Moor as well as Gosforth High Street with its range of restaurants, coffee shops and frequent transport links to the city centre. There are also excellent schools within the area.

Offers Over **£625,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Part glazed entrance door, stained glass window, vinyl tiled flooring, staircase to first floor with spindle banister, cloaks cupboard, double radiator.

W.C.

Double glazed window, low level WC, wash hand basin, radiator.



SITTING ROOM 17'3 (into bay) x 12'2 (plus alcove) (5.26 x 3.71m)

Double glazed bay window to front with leaded top lights, fireplace, fitted cupboards and shelves to alcove.

SUN ROOM 10'11 x 8'8 (3.33 x 2.64m)

Double glazed windows, karndean flooring, Velux window, double glazed French door, radiator, door to utility.

DINING KITCHEN 22'2 (max) x 14'0 into 9'9 (6.76 x 4.27-2.97m)

Fitted with a range of wall and base units with quartz work surfaces, centre island, built in double oven with microwave, built in induction hob, extractor hood, integrated dishwasher, karndean flooring, double glazed French doors to rear garden, radiator, double glazed window.



UTILITY 11'3 x 4'11 (3.43 x 1.50m)

Wall and base units, sink unit, part glazed door to front and rear, space for automatic washer, combination boiler, radiator, Velux window.

HALF LANDING

Stained glass window.

FIRST FLOOR LANDING

Staircase to second floor with spindle banister.



BEDROOM TWO 16'11 (into bay) x 9'11 (to wardrobes) (5.16 x 3.02m)

Double glazed bay window with leaded top lights, fitted wardrobes, coving to ceiling, double radiator.

BEDROOM THREE 14'2 x 9'11 (to wardrobes) (4.32 x 3.02m)

Double glazed windows to rear, coving to ceiling, radiator.

BEDROOM FOUR 8'10 x 8'8 (2.69 x 2.64m)

Double glazed window to front with leaded top lights, radiator.

FAMILY BATHROOM

Four piece suite comprising: roll top bath, step in shower cubicle, pedestal wash hand basin, low level WC; part tiled walls, airing cupboard housing hot water cylinder, vinyl tiled flooring, radiator, extractor fan, double glazed frosted window.

SECOND FLOOR LANDING

Double glazed window, built in cupboard.

BEDROOM ONE 14'7 (max) x 14'6 (with slope) (4.45 x 4.42m)

Velux windows, built in wardrobe, two radiators.

EN SUITE

Three piece suite comprising: step in shower cubicle, pedestal wash hand basin, low level WC; tiled walls, tiled floor, heated towel radiator, double glazed frosted window to rear, extractor fan.

FRONT GARDEN

Mainly paved, driveway, electric charging point.

REAR GARDEN

Mainly paved, gated access, decked patio area.

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: E

EPC RATING: D

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