



The Poplars Gosforth

An outstanding 5 bedroom Edwardian terraced house located within this desirable tree lined residential street in the heart of central Gosforth. This lovely property boasts tremendous style and character with deep skirting boards, period fireplaces and ornate plasterwork to ceilings. It also benefits from a fabulous kitchen extension to the rear with Velux windows together with loft conversion providing an additional 2 bedrooms and a shower room. Much of the windows have been sympathetically restored with traditional hardwood sash windows. There is a pleasant private southerly courtyard to rear together with a single garage with electronically operated up and over door. The property is conveniently located to Gosforth High Street with its range of coffee shop, bars and restaurants as well as frequent transport links into Newcastle City Centre. There are also excellent schools within the area.

Offers Over **£650,000**

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The Poplars Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Part glazed entrance door.

RECEPTION HALL

Stained glass door, Amtico flooring, staircase to first floor with spindle banister, understairs cupboard, radiator, dado rail.

W.C.

Low level WC, wash hand basin.

SITTING ROOM 17'0 (into bay) x 14'6 (plus alcove) (5.18 x 4.42m)

Double glazed sash window to front, feature fireplace, coving to ceiling, ceiling rose, radiator, fitted cupboards and shelves to alcove.

DINING ROOM 17'1 (into recess) x 14'4 (into alcove) (5.21 x 4.37m)

Double glazed sash window to rear, marble fireplace, picture rail, coving to ceiling, ceiling rose, radiator, laminate flooring, fitted cupboards to alcoves.

BREAKFAST KITCHEN 18'11 x 12'1 (max) (5.77 x 3.68m)

Fitted with a range of wall and base units with granite work surfaces, 1 ½ bowl sink unit, built in double oven, built in gas hob, extractor hood, space for automatic dishwasher, double glazed door, Velux windows, wall mounted combination boiler, radiator, double glazed sash window.

FIRST FLOOR LANDING

Understairs cupboard, built in cupboard, staircase to 2nd floor.

BEDROOM ONE 17'1 (into bay) x 14'6 (into alcove) (5.21 x 4.42m)

Double glazed sash bay window to front, feature fireplace, coving to ceiling, picture rail, radiator.

BEDROOM TWO 13'8 x 14'6 (into alcove) (4.17 x 4.42m)

Double glazed sash window to rear, coving to ceiling, radiator

EN SUITE WASHROOM

Wash hand basin, low level WC, frosted window.

BEDROOM THREE 10'2 x 6'4 (3.10 x 1.93m)

Double glazed sash window to front, radiator.

FAMILY BATHROOM

Corner bath, wash hand basin with set in vanity units, walk-in shower, low level WC, part tiled walls, heated towel rail, double glazed sash windows.



SECOND FLOOR LANDING

Velux window, built in cupboard, large storage cupboard with radiator.

BEDROOM FOUR 17'2 (into recess) x 12'6 (5.23 x 3.81m)

Two Velux windows, sash window, two radiators

BEDROOM FIVE 12'4 x 10'0 (3.76 x 3.05m)

Two Velux windows, built in cupboards, radiator.

SHOWER ROOM

Low level WC, pedestal wash hand basin, step in shower cubicle, shaver point, part tiled walls, extractor fan, heated towel rail, Velux window.

FRONT GARDEN

Town garden to front with raised borders.

REAR COURTYARD

Door to garage, gated access, southerly facing.

GARAGE

Light and power points.

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.

RESTRICTIONS AND RIGHTS

Conservation Area? Yes

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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