



Professional Property People

Little Grange,
Gosforth

Little Grange, Broadway West, Gosforth, Newcastle upon Tyne, NE3 2NJ

- Delightful Traditional Cottage
- Two Reception Rooms, Conservatory
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Lovely Mature Gardens
- Private Driveway providing ample Parking

£ 425,000

Nestled within this small private development with semi rural surroundings and yet only a short distance from the heart of central Gosforth, we are delighted to offer to the market this delightful traditional three bedroom cottage. The property is surrounded by lovely mature gardens and occupies a generous plot with ample parking facilities. There is also a great opportunity for the property to be further developed subject to building and planning regulations. The property is accessed via a stable door which in turn leads to a reception hallway with traditional cast iron range. To the ground floor there are two main reception rooms, a breakfasting kitchen, shower room with wc and a conservatory. To the first floor are three good size bedrooms and a family bathroom. In addition the property benefits from gas fired central heating, double glazing and alarm system. Externally the

property occupies a generous plot with majority of the gardens occupying a westerly facing aspect. There is a private driveway leading to the property with ample parking facilities. Internally the property briefly comprises; reception hall, shower room, dining room sitting room, conservatory, three bedrooms and a bathroom/w.c.

RECEPTION HALL/STUDY

With double glazed window, staircase to first floor with spindle banister, understairs cupboard, cast iron range, meter cupboard, telephone point, radiator, stable door.

DINING ROOM 14'5 x 14'3 (4.39m x 4.34m)

With double glazed window to the front, feature fireplace with marble inset & tiled hearth incorporating living flame effect gas fire, walk in cupboard, two radiators.

SITTING ROOM 19'6 x 10'8 (5.94m x 3.25m)

With double glazed windows to the rear, fireplace, double glazed doors to the conservatory.

SHOWER ROOM

With double glazed window to the rear, low level w.c, step in double shower cubicle with shower over, pedestal wash hand basin, built in cupboard, tiled walls, tiled floor, heated towel rail.

CONSERVATORY

10'11 x 11'6 (3.33m x 3.51m)

With double glazed windows to the rear and side, double glazed French door, tiled floor.

165 High Street, Gosforth, Newcastle upon Tyne NE3 1HE Tel: 0191 2847999 Fax: 0191 2849200

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BREAKFASTING KITCHEN

14'9 x 13'10 to 10'11 (4.50m x 4.22m to 3.33m)
Fitted with a range of wall & base cupboards, gas cooker point, space for automatic washing machine and dishwasher, radiator, double radiator, double glazed windows to the front and sides.

REAR LOBBY

With storage cupboard, door to the rear.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM ONE

16'4 plus recess x 14'0 (4.98m x 4.27m)
With double glazed window to the front, fitted wardrobes with cupboards over, feature fireplace, double radiator.

BEDROOM TWO

12'0 x 10'8 (3.66m x 3.25m)
With double glazed window to the side, feature fireplace, built in wardrobe, built in cupboard housing central heating boiler, radiator.

BEDROOM THREE

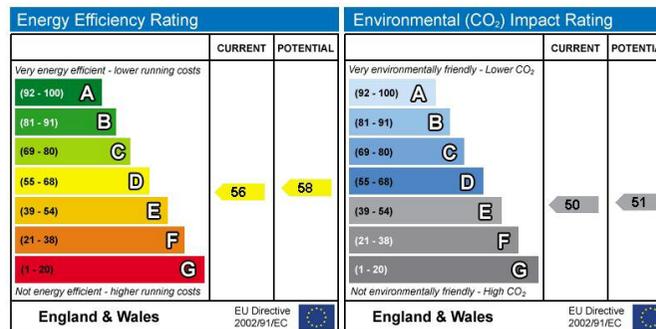
10'4 x 8'4 (3.15m x 2.54m)
With double glazed window to the rear, radiator.

BATHROOM

Fitted with a four piece suite comprising; panelled bath, pedestal wash hand basin, step in shower cubicle with shower over, low level w.c, part tiled walls, shaver point, airing cupboard housing hot water cylinder, double radiator, double glazed windows to the rear.

EXTERNALLY

The property is surrounded by lovely mature gardens and occupies a generous plot with a private driveway leading to the property with ample parking facilities.



R186 Ravensworth 01670 713330

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.





