



# 11 The Firs

Gosforth





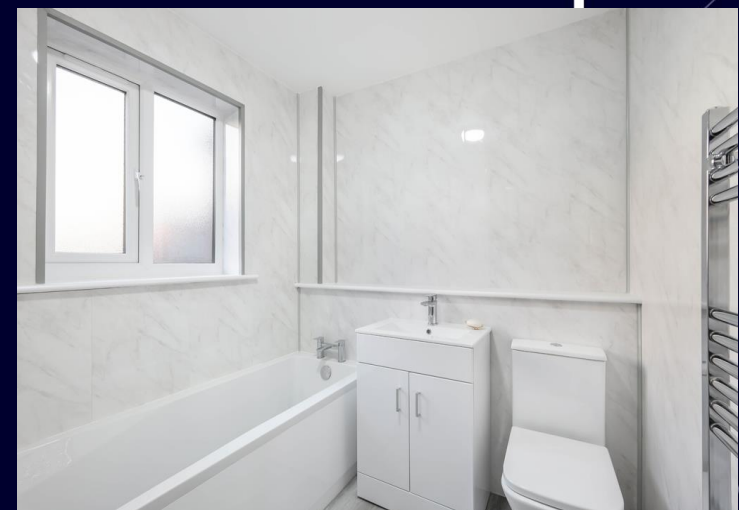


## 11 The Firs, Gosforth, NE3 4PH

Modern & Fully Renovated Two Bedroom Home with Lounge, Refitted Kitchen/Diner, Family Bathroom & Ensuite Shower Room and Substantial Rear Garden!

This lovely two bedroom terraced house, is ideally located at The Firs, Gosforth. The Firs, which is located just off from Salters Road, is perfectly placed to provide easy access into central Gosforth with its shops, cafes and amenities whilst also being close to the shops and amenities of Ashburton Village, outstanding local schooling and excellent transport links into Newcastle City Centre.





The internal accommodation comprises: Entrance porch | Spacious lounge with electric fireplace and glazed French doors onto the gardens | Tastefully refitted kitchen boasting a range of modern cabinetry/worktops and integrated appliances throughout | Two double bedrooms to the first floor, with the principal offering a contemporary refitted ensuite shower room/wc | Family bathroom with modern three piece suite.

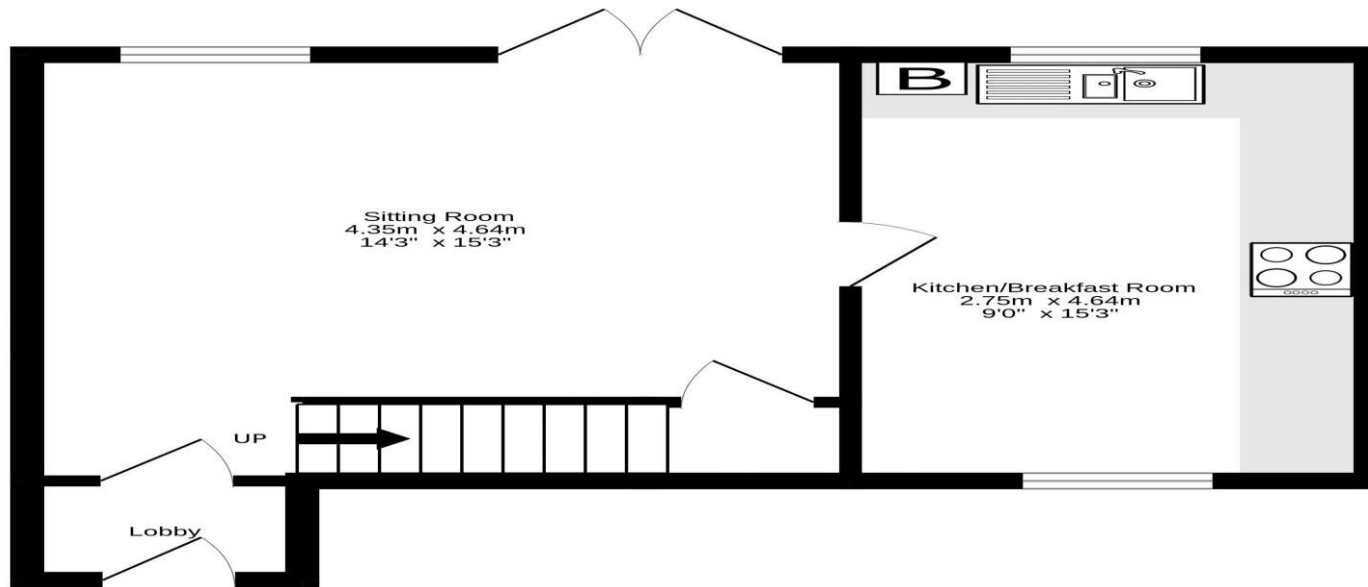
Externally, the property benefits from one allocated parking bay, as well as ample visitor parking | Storage cupboard | To the rear is a substantial garden with uninterrupted southerly aspect.

The property has been extensively renovated and benefits from brand new double glazed windows, new electrics and heating system. Early viewings are strongly encouraged!

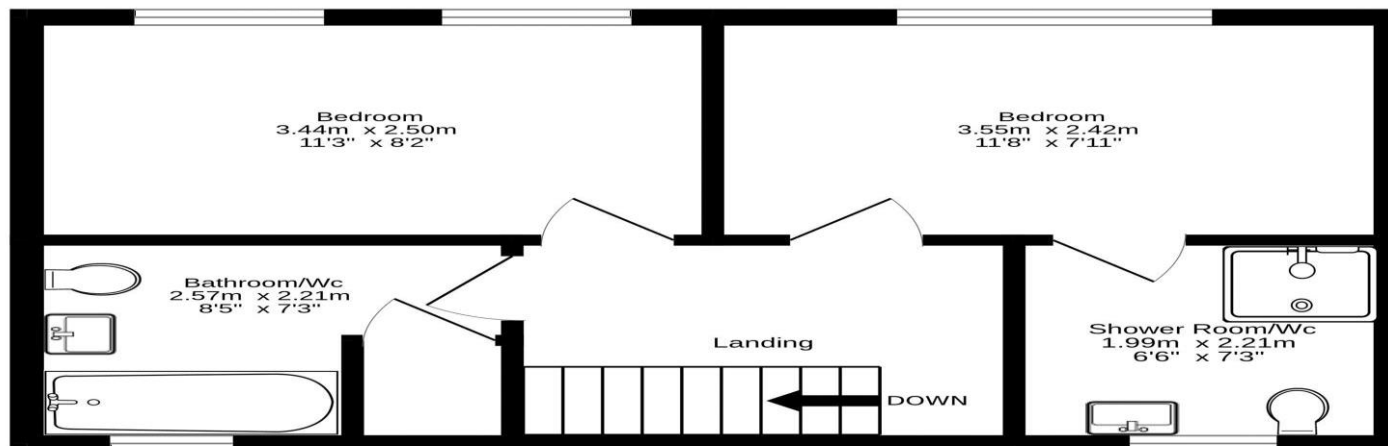
Mains: Gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band C | EPC: Rating C

**Price Guide: Offers Over £265,000**

Ground Floor  
34.5 sq.m. (371 sq.ft.) approx.



1st Floor  
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 sq.ft.) approx.



# SANDERSON YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033