



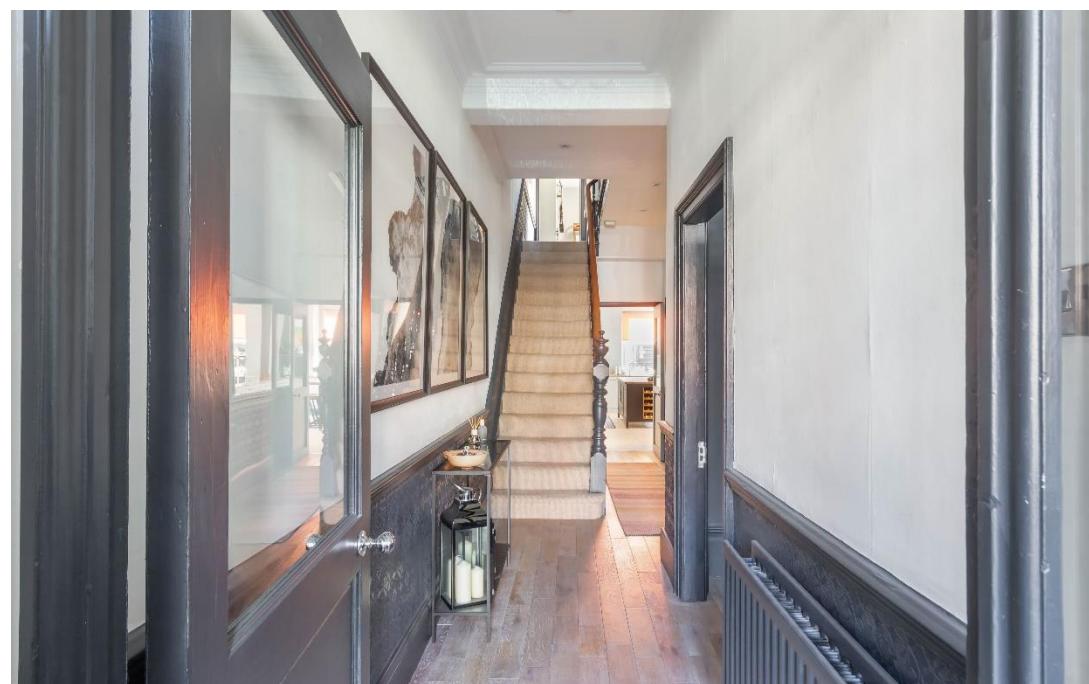
65 Rothwell Road

Gosforth



SANDERSON
YOUNG





65 Rothwell Road Gosforth, NE3 1UA

Impressive Mid Terraced House offering Three Bedrooms, Front Living Room, Dining Room, Modern Fitted Kitchen, Family Bathroom & Separate WC, Front Town Garden and a Rear Courtyard Garden!

Situated on this highly desirable street in the heart of Gosforth is this beautifully presented, mid terraced home, which has been tastefully decorated and improved by the current owner.

Ideally located on Rothwell Road, the property offers easy access into Gosforth High Street with its shops, cafes and restaurants, as well as being close by to outstanding local schooling and transport links for access into Newcastle City Centre and the surrounding area.

Price Guide:
Offers Over £450,000

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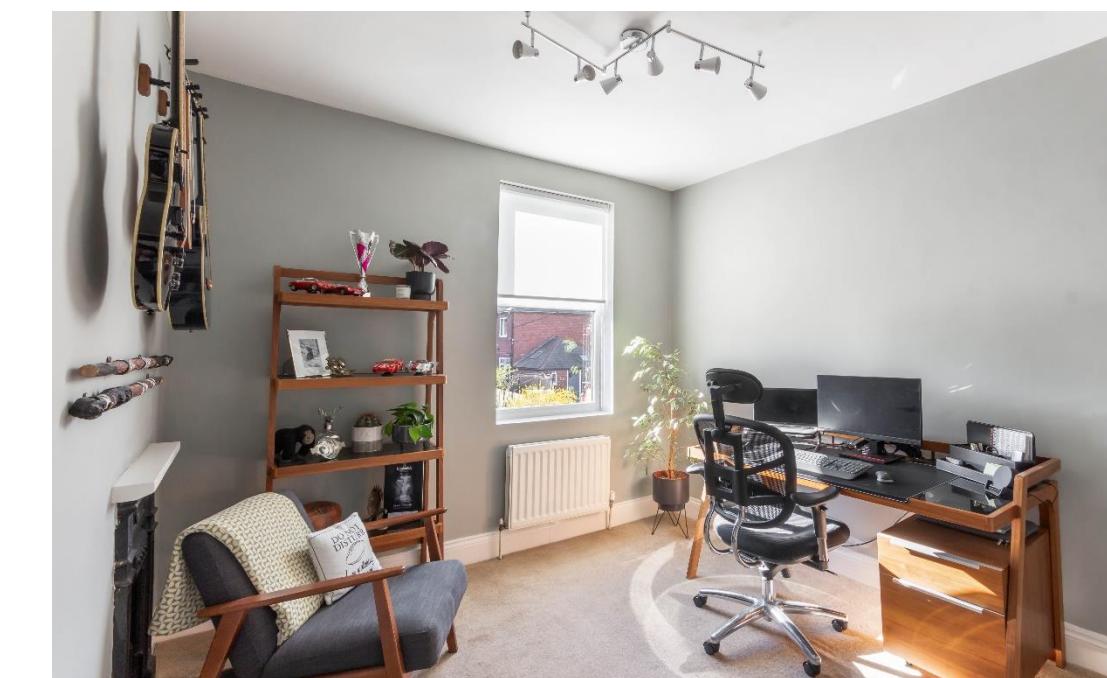


Offering in excess of 1514 sq.ft, the accommodation comprise: Entrance vestibule which leads into the main hallway with a staircase leading to the first floor and understairs storage | Living room with a lovely bay window, log burning stove and beautiful tall ceilings with ornate cornicing | Dining room with French doors onto the rear courtyard garden and a further log burning stove | Impressive kitchen with a range of modern cabinetry and worktops, as well as integrated appliances throughout.

First floor landing | Principal bedroom, which measures the full width of the property, with a lovely feature fireplace and fitted wardrobes | Bedroom two is a generous double with fitted wardrobes | Third smaller double bedroom | Well presented family bathroom with a separate WC.



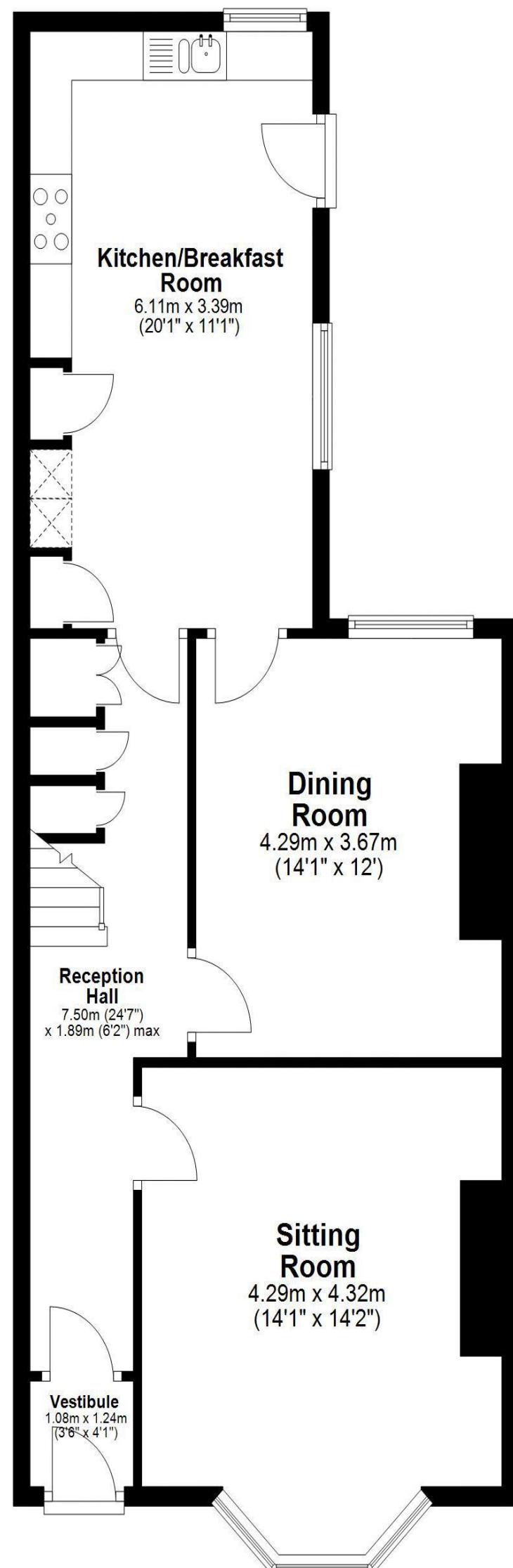
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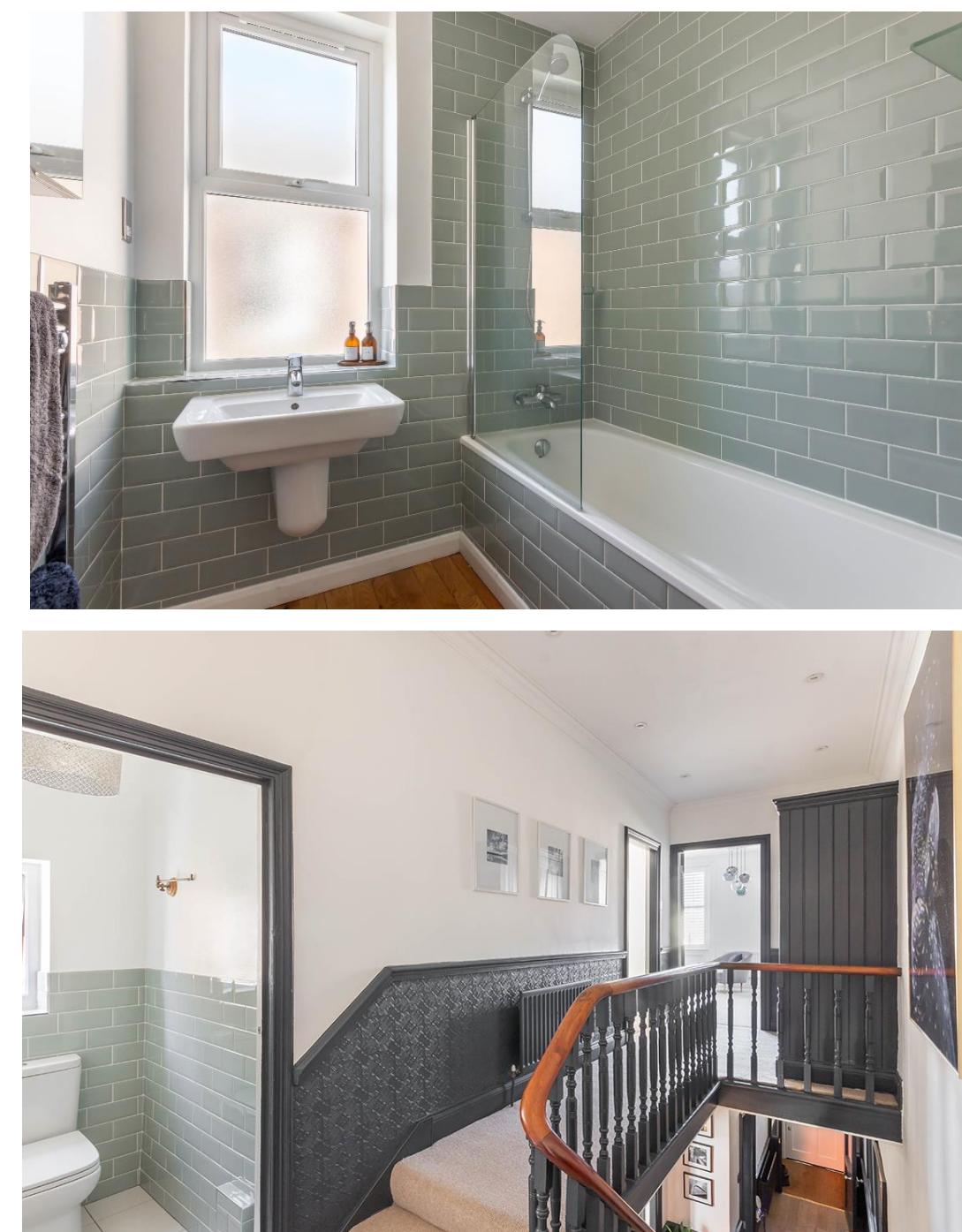
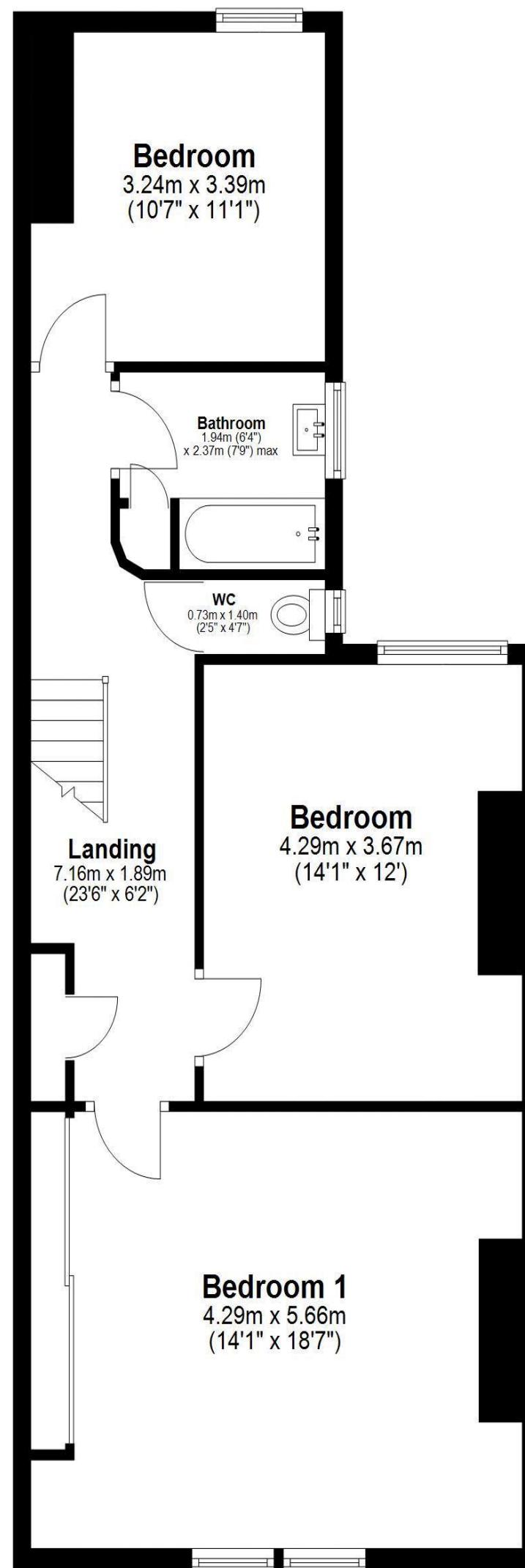
Ground Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.4 sq. feet)



Externally, the property benefits from a front town garden with wrought-iron gates and railings | Fantastic rear courtyard garden which is predominately west facing and has the use of a roller door onto the rear service lane | Shed with electricity.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating D

Total area: approx. 140.7 sq. metres (1514.7 sq. feet)

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