



# Peter Pan House

4 West Avenue, Gosforth







## Peter Pan House, 4 West Avenue, Gosforth

Positioned just a stone's throw from Gosforth High Street, in one of the suburb's most prestigious streets, is this substantial three storey terraced property with accommodation extending to over 3000 sq ft.

Having been previously utilised as a charity's community hub for decades, 4 West Avenue offers a fantastic opportunity for those keen to take on a project and put their own stamp on what could be a magnificent family home.

Placed within the heart of Gosforth's Conservation Area, the property is ideally situated to take advantage of the shops, cafes, bars and restaurants on the High Street, as well as outstanding state and private schooling.





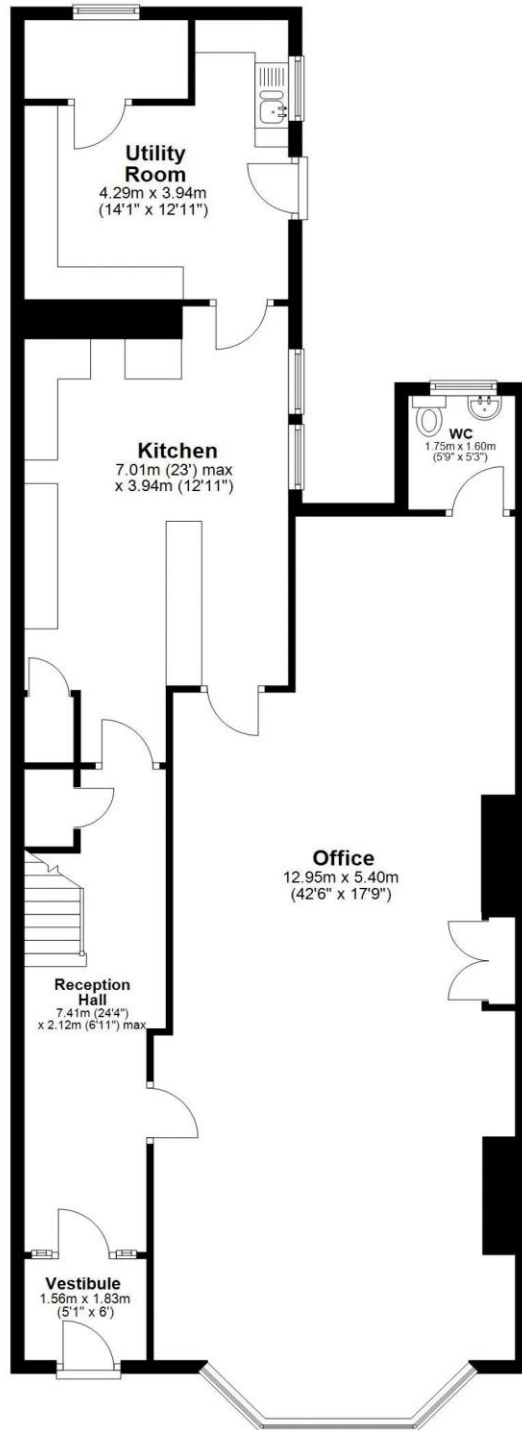
Internal accommodation comprises; Entrance vestibule leading to central hallway | Ground floor open plan reception space, which spans the entire depth of the property | Kitchen to the rear offshoot of the house, with pantry and utility room leading to the rear courtyard | To the first floor there are three double bedrooms | Cloakroom/wc, which had previously been fitted with a bath | Second floor open plan games room/bedroom | Single room | Front town garden with wrought iron gated pedestrian entrance | Fully enclosed rear courtyard garden with access to the rear lane | No upward chain

Services | Mains; Electricity, Gas, Water & Drainage | Tenure; Freehold | Energy Performance Certificate: Rating TBC

Price Guide: Offers Over £595,000

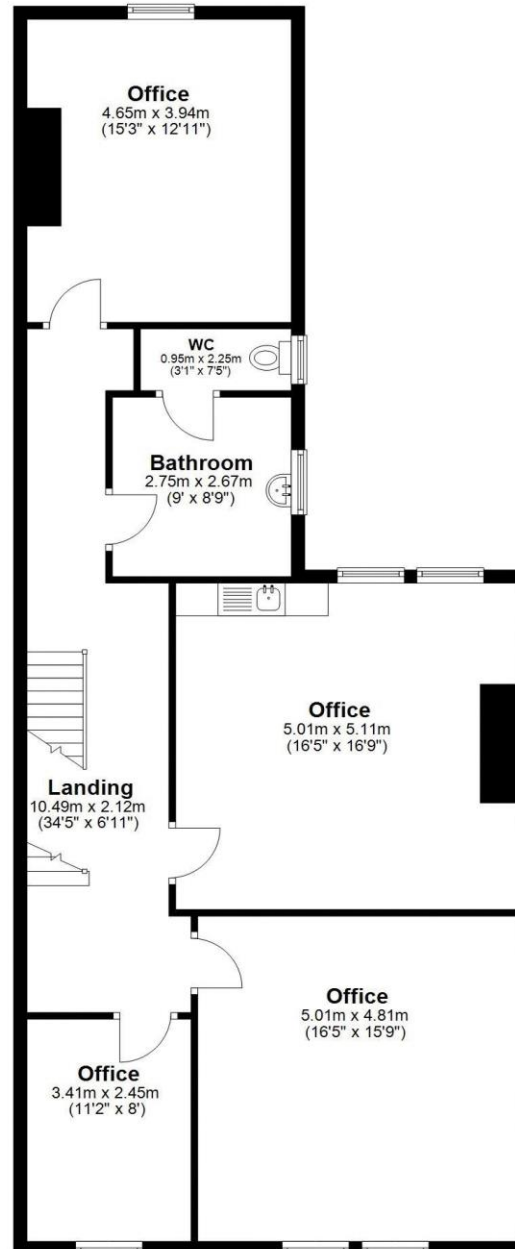
## Ground Floor

Approx. 128.9 sq. metres (1387.0 sq. feet)



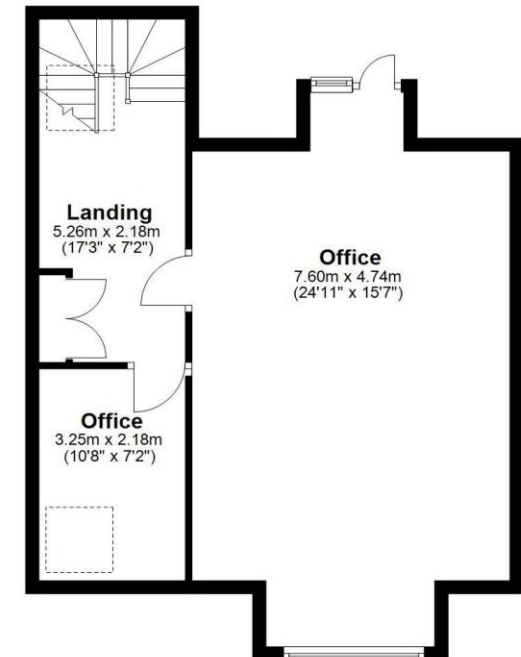
## First Floor

Approx. 108.4 sq. metres (1166.3 sq. feet)



## Second Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 291.7 sq. metres (3140.3 sq. feet)

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# SANDERSON YOUNG

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