



54 The Grove  
Gosforth





## 54 The Grove Gosforth

Delightful Semi Detached 1930's Family Home Offering Two Generous Reception Rooms, Kitchen & Breakfast Room, Four Bedrooms, Family Bathroom, Off Street Parking with Garage & South Facing Lawned Rear Garden.

This great, semi-detached family home is ideally located on The Grove, Gosforth. The Grove, which is highly regarded as one of Gosforth's most desirable residential locations, is perfectly situated close to Gosforth High Street with its shops, cafes and amenities, Gosforth's Central Park and is also well placed to offer direct access to outstanding local schooling. out to add to the charm of this lovely family home.

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**Price Guide:**  
Guide Price £600,000

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Panasonic



NEFF





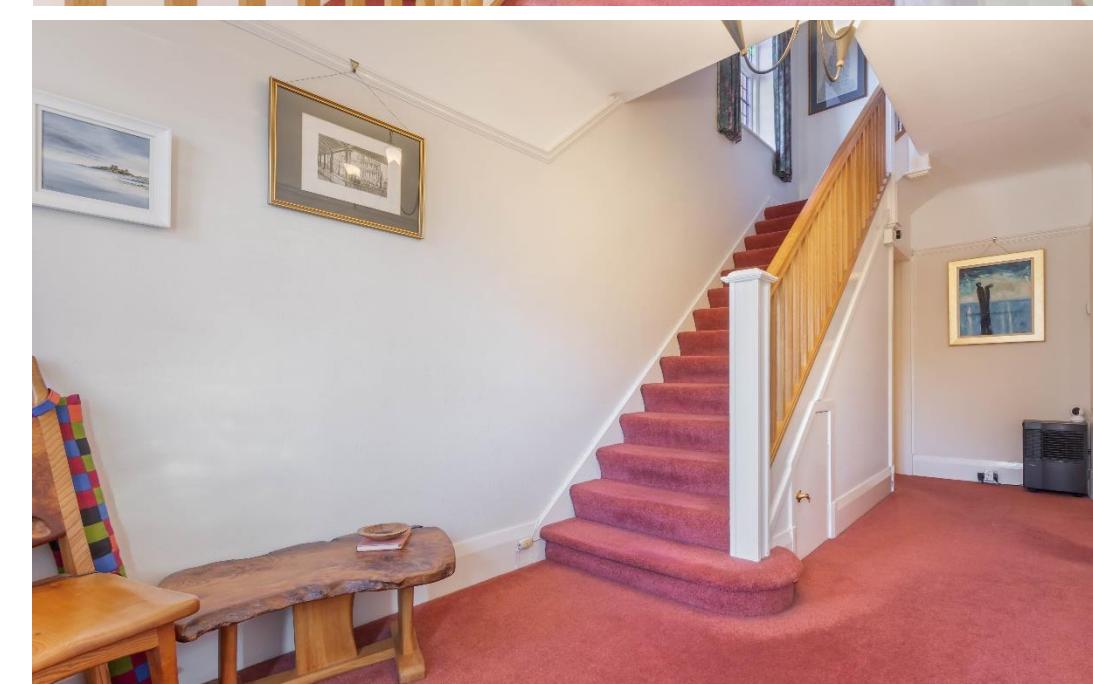
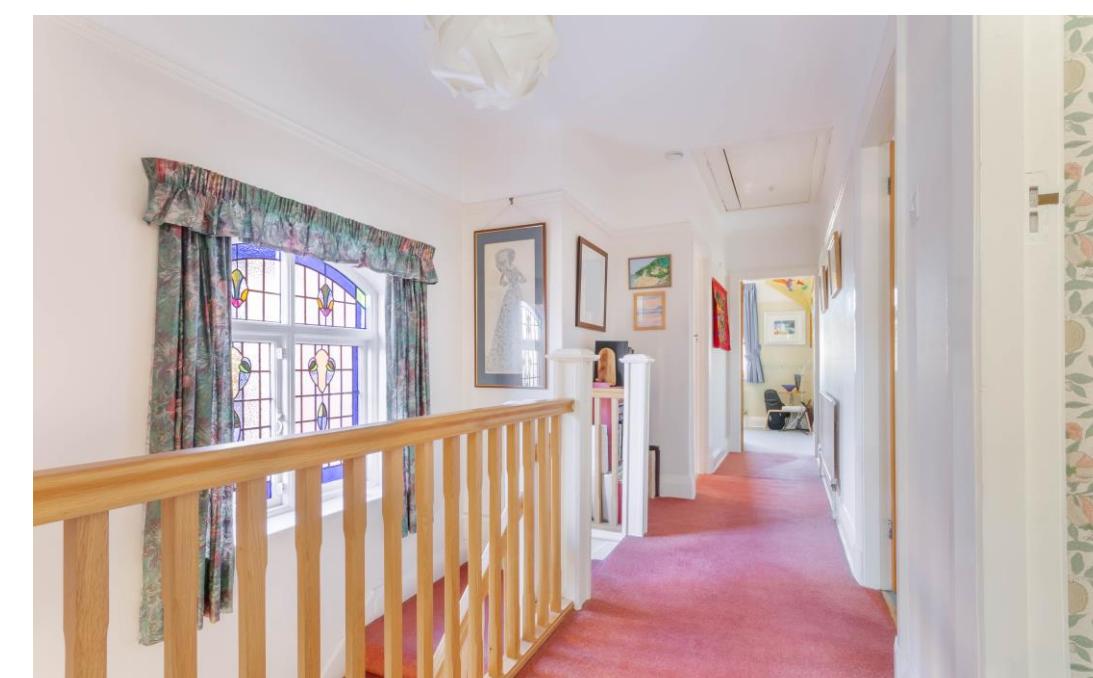
The property itself, is perfectly positioned towards the South Gosforth end of The Grove and is located only a short walk from South Gosforth Metro Station, providing excellent transport links into Newcastle City Centre and throughout the region.

The internal accommodation comprises: Porch | Entrance hall with under-stairs WC, wash basin and staircase leading to the first floor | Living room, which is placed to the front of the property, with walk-in bay window and feature fireplace | The dining room is located to the rear and enjoys a south facing window with door leading to the rear garden and hatch to breakfast room | Breakfast room with wooden fire surround and store cupboard | Kitchen with integrated appliances, windows overlooking the rear garden and door to side access.

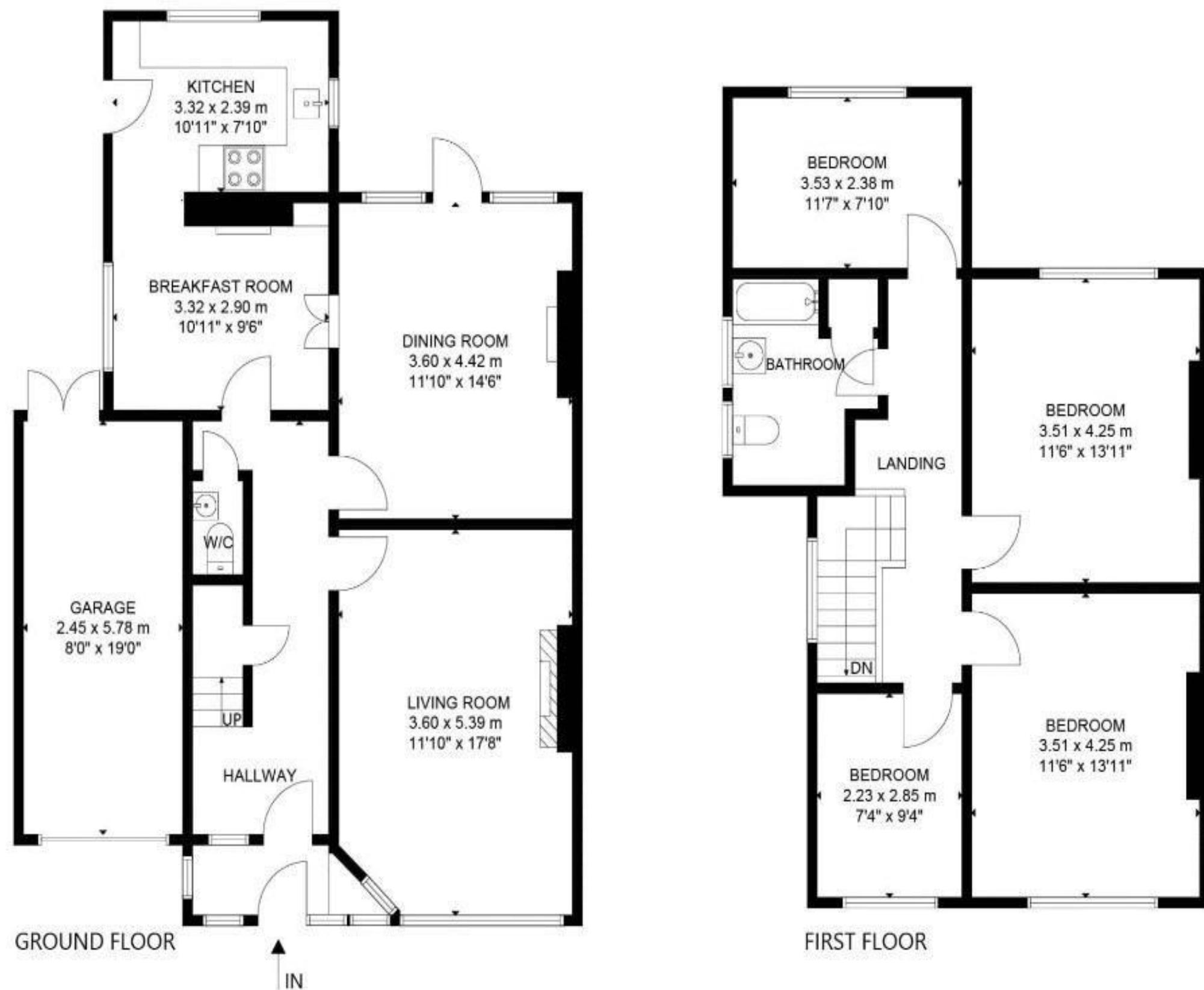
The stairs to the first floor lead to a pleasant landing and on to four bedrooms, of which three are doubles, and a family bathroom with airing cupboard and three piece suite | Bedroom one, which is located to the rear enjoys a wash basin. home.



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Externally, the property offers a generous, block paved driveway providing off street parking for two vehicles with access to the garage with electronic up and over garage door. The rear garden is south facing and is laid partly to lawn with paved patio, fenced boundaries, raised pond and timber garden shed with a beautiful silver birch tree and shrubs.

This delightful, period family home has retained the majority of the original stained glass windows which have been encased within triple glazed units. The vendors also commissioned a highly regarded local glass artist (Helen Grierson) to create and install the beautiful bespoke panel in the breakfast room and also a second stained glass specialist has created two new windows to the landing and the porch window. These beautiful additions have been carefully thought out to add to the charm of this lovely family home.

Well presented throughout, and mostly double glazed, and early viewings are strongly advised!

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

54 THE GROVE, GOSFORTH, NE3 1NJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,410 SQ FT / 131 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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