



# 35 Elmfield Grove

Gosforth



SANDERSON  
YOUNG



## 35 Elmfield Grove Gosforth

Lovely Semi-Detached Family Home Situated within the Desirable Ashburton Village. Offering Open Plan Family Living, Separate Lounge, Three Bedrooms, Re Fitted Family Bathroom, Rear Garden & Detached Garage.

This well presented, 1930's semi-detached family home is perfectly placed on the desirable Elmfield Grove, Gosforth. Elmfield Grove is ideally placed close to outstanding local schooling and is also situated within walking distance to Elgy Green and the shops, cafés and restaurants of Gosforth High Street.

The property is also tucked just off from Ashburton Road, with its excellent array of local shops and amenities and provides easy access to good transport links into Newcastle City Centre and beyond.

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**Price Guide:**  
Offers Over £360,000

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The internal accommodation comprises: Entrance hall with understairs store and stairs leading to the first floor | Lounge with period fire place and opening to the breakfasting kitchen with recently fitted kitchen units and feature fireplace | Conservatory with door to rear garden.

The stairs then lead up to the first floor landing enjoying a stained glass picture window and into three bedrooms, of which two are comfortable doubles | Bedroom one is a good sized double room with walk in bay | Bedroom two, again another double with window overlooking the garden| Bedroom three is a smaller children's room/study | Family bathroom with recently refitted contemporary three piece suite and decorative tiled floor.

Externally, the property enjoys a pretty front garden, and the rear garden is laid mainly to lawn with paved area, mature planted borders and provides access to the detached garage with electric lights, power points and up and over door.

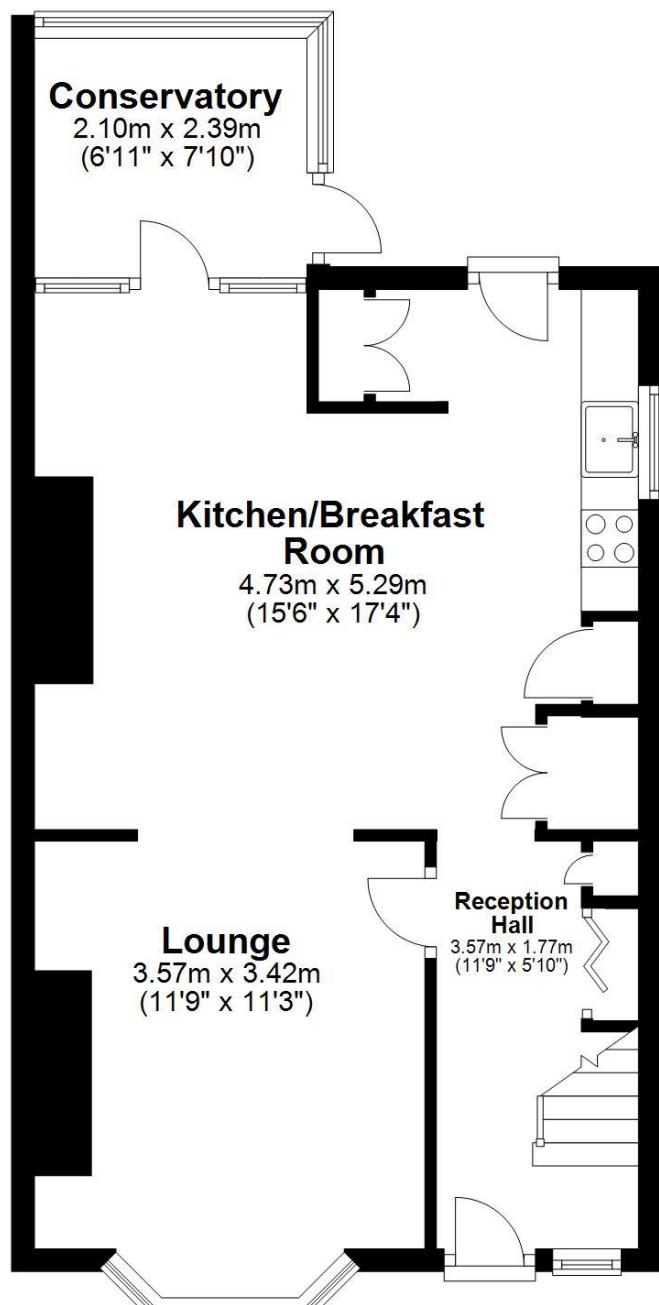
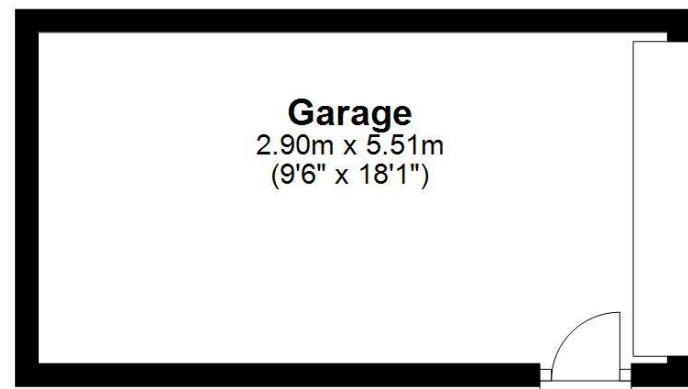


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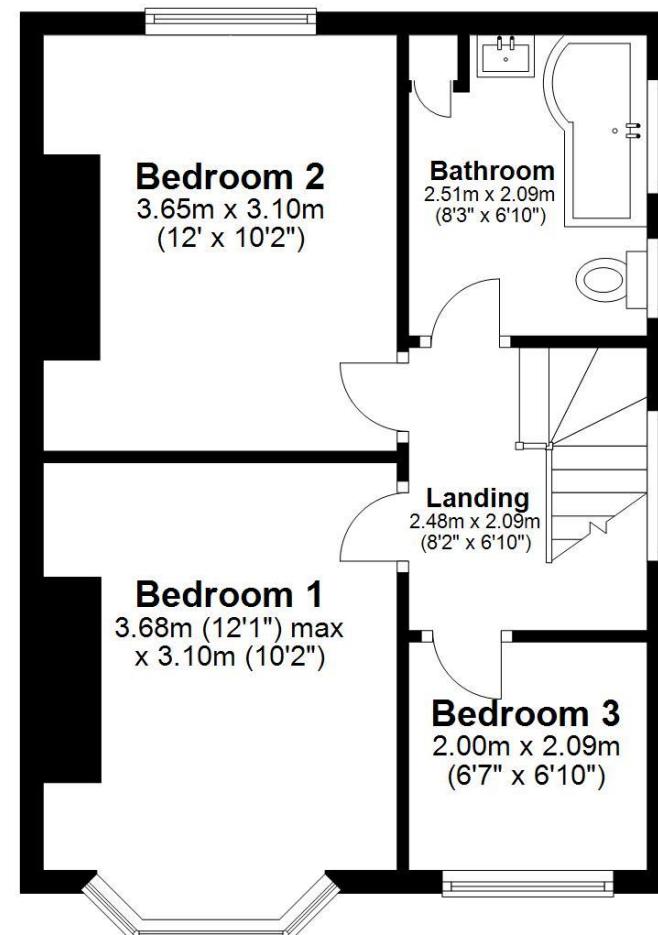
### Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



### First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Retaining many features and well-presented throughout, with gas 'Combi' central heating and double-glazed windows, early viewings are strongly advised.

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

Total area: approx. 105.0 sq. metres (1129.9 sq. feet)

Area includes Detached Garage  
Plan produced using PlanUp.

**35 Elmfield Grove, Gosforth**

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