



rare! From Sanderson Young



24 Northumberland Avenue
Gosforth



24 Northumberland Avenue, Gosforth, Newcastle upon Tyne NE3 4XE

Guide Price £875,000

Stylish & Immaculately Presented Semi-Detached Family Home Offering Two Generous Reception Rooms, Lovely Extended & Re-Fitted Kitchen/Dining & Family Space with Utility Room, Generous Reception Hallway, Six Double Bedrooms, Two Re-Fitted Family Bathrooms and En-Suite, Delightful South West Facing Rear Gardens & Off Street Parking.

This beautiful purpose built, three storey period family home, is ideally situated on the desirable Northumberland Avenue, Gosforth. Northumberland Avenue, which is tucked just off from Salters Road and Elmfield Park, is perfectly placed to provide easy access to Gosforth High Street with its shops, cafes, and amenities, whilst also being close to some of the regions finest state and independent schooling. The property, which was purchased by the current owners in 2018 has since undergone a full renovation and offers a wonderful mix of modern living and period charm.

The internal accommodation comprises: Lobby with original stained glass to the entrance door | Generous reception hallway with staircase leading to the first floor and ground floor WC | Lounge with fireplace and French doors leading to the rear gardens | Family room/reception room two with fitted storage to the alcoves and fireplace with French doors leading to the rear gardens. The kitchen/dining and family space has been re-fitted and offers stylish handmade cabinetry with Silestone worktops, 'Belfast' sink, integrated appliances and central island, with breakfast bar and wooden worktop, and built in storage | The dining and family area offers a vaulted ceiling with two Velux rooflights with fitted seating area and window overlooking the rear | Utility room with bespoke fitted storage and wooden worktops. The stairs then lead to the first floor landing with original stained glass picture window and onto three good sized double bedrooms | Bedroom one with en-suite shower room | Bedrooms two with ensuite | Bedroom three | Beautiful re-fitted family bathroom with four piece suite including a large walk-in shower and free standing bathtub. The stairs then lead up to the purpose built second floor and onto three further bedrooms all with cast iron fireplaces | WC and basin

Externally, the property enjoys a large block paved driveway offering off street parking for three vehicles that is positioned to the front of the property | The rear gardens are predominantly south facing and are laid mainly to lawn with walled boundaries and paved patio seating areas and gated access to Kenton road.

Double glazed throughout, with gas 'Combi' central heating this lovely period family home simply demands an early inspection and viewings are strongly advised.

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









Floorplan to be included



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