

# BRUNTON

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## RESIDENTIAL



**ROTHWELL ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3**

**Offers Over £465,000**

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Stylish & Impressive Victorian Mid Terraced Family Home, Located in the Heart of Gosforth and Boasting close to 1700Sq ft with Two Generous Reception Rooms plus Additional Sun Room, Fantastic 24ft Kitchen/Diner & Useful 15ft Utility Room, Four Good Sized Bedrooms, Beautiful Re-fitted Family Bathroom plus Separate W.C. & Private West Facing Rear Courtyard!

This excellent and well presented Victorian terrace home is perfectly situated on the much sought-after Rothwell Road within Central Gosforth. Rothwell Road, tucked just off from Church Road, sits right in the heart of Gosforth, moments from the vibrant High Street with its array of independent shops, cafés, restaurants and bars. Highly regarded state and independent schools are also all within comfortable walking distance, as are the open green spaces of Gosforth Central Park and the Town Moor.

Transport links are equally impressive, with the Regent Centre and South Gosforth Metro stations providing swift access to Newcastle City Centre, the coast and throughout the region, while the A1 and Newcastle International Airport are also within easy reach by car.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming entrance hall with staircase rising to the first-floor landing. Positioned to the front of the property is a generous 16ft lounge featuring a walk-in bay window allowing for excellent natural light, together with a feature fireplace creating an attractive focal point. To the rear of the lounge is an additional great, versatile, 16ft family room providing additional reception space and benefitting from French doors opening into a pleasant sun room overlooking the rear courtyard.

To the rear of the property is a spacious kitchen/dining room offering ample space for both everyday dining and entertaining. The kitchen is fitted with a range of fitted wall and base units and enjoys a bright rear aspect. Beyond the kitchen is a useful utility room providing additional storage and appliance space.

To the first floor, the landing provides access to four bedrooms, including two generous double bedrooms, together with a further single bedroom and a study/nursery room. The accommodation is served by an excellent modern re-fitted family bathroom fitted with both a bath and separate shower enclosure, alongside a separate WC.

Externally to the rear, the property benefits from a great low-maintenance west facing rear courtyard. Whilst to the front is a charming town garden. With gas central heating and double glazed windows throughout, this great Victorian mid terrace simply demands early inspection!



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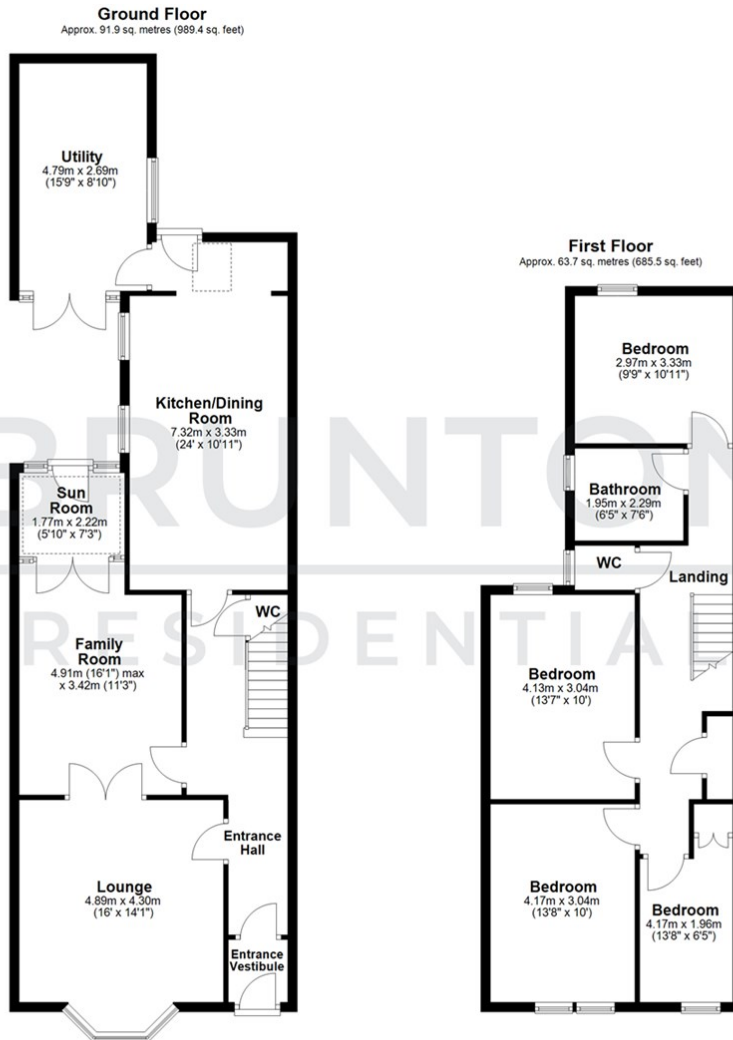
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TENURE : Freehold

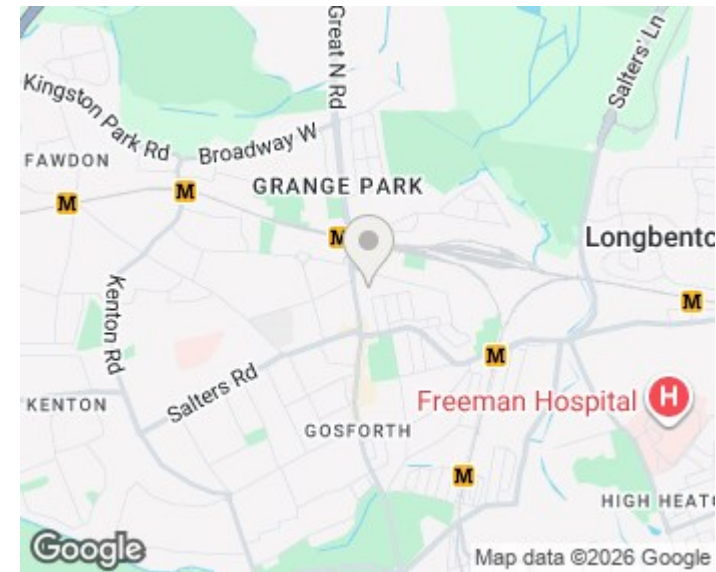
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 155.6 sq. metres (1674.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	