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ELSDON ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £335,000

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An Exceptional and Meticulously Modernised Two-Bedroom Terraced Home, Occupying a Desirable Position on Elsdon Road, Gosforth. Fully Refurbished by the Current Owner & Offering Two Generous Reception Rooms, a Superb 18ft Newly Fitted Kitchen, Ground Floor W.C., Stylish Contemporary Bathroom, Two Well-Proportioned Bedrooms Including a Wonderful 15ft Full Width Principal Bedroom, a West-Facing Front Garden, Low-Maintenance Rear Garden & Offered with No Onward Chain!

This fully refurbished and beautifully presented terraced home is ideally positioned on Elsdon Road, Gosforth. Elsdon Road, tucked just off from Salters Road, is perfectly placed within walking distance to the excellent selection of shops, cafés, restaurants and everyday amenities the High Street has to offer. Elsdon Road is also well serviced by local green spaces such as Gosforths Central Park and Elgy Green as well as providing excellent transport links, including nearby Regent Centre Metro Station and convenient road connections into Newcastle City Centre and further throughout the region.

The property is also placed within striking distance to Archibald First School, providing direct access to one of the city's highly regarded state primary schools.

Carefully and comprehensively modernised by the current owner, this exceptional two-bedroom home offers stylish, spacious and versatile accommodation finished to an impressive standard throughout. The ground floor includes two generous reception rooms, a superb 18ft newly fitted kitchen and a convenient separate W.C. To

the first floor are two well-proportioned bedrooms, including an impressive principal bedroom spanning the full width of the property and measuring approximately 15ft, together with a beautifully appointed contemporary bathroom. Externally, the property benefits from a wonderful west-facing front garden and further low-maintenance outdoor space, creating an attractive home ready for its next owner to move straight into and enjoy.

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The internal accommodation comprises: an entrance vestibule that opens into an entrance hall. To the left, a welcoming living room overlooks the front of the property and features a media wall. Adjacent to the living room is a generous dining room that has aspects over the rear garden, useful storage and stairs to the first floor. To the rear of the property, a newly installed and well-equipped kitchen is fitted with a range of wall and base units and integrated appliances. The kitchen enjoys multiple windows to the rear porch that allow plenty of natural light to flood the space. From here, a door leads to a ground floor W.C. And further storage with further access to the rear yard.

The first-floor landing gives access to two well-proportioned bedrooms, both of which benefit from built-in storage, with the principal bedroom spanning the full width of the property and coming in at an impressive 15ft wide. Also on this level is a newly fitted and well-appointed family shower room serving the bedrooms and completing the internal accommodation.

Externally, the property benefits from a wonderful west facing front garden surrounded by well-maintained shrubbery, while to the rear, a private enclosed rear garden with access to the serviced lane completes the accommodation. Offered to the market with no onward chain, this fantastic newly refurbished property simply demands an early inspection!



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

