



*Passionate people. Passionate places.*

[www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)



44 Northumberland Avenue  
Gosforth



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £550,000



# 44 Northumberland Avenue, Gosforth, Newcastle upon Tyne NE3 4XH

## SITUATION AND DESCRIPTION

A substantial and well proportioned, four bedroom semi-detached house on Northumberland Avenue, with accommodation set over three floors, a gated gravel driveway and attractive west facing rear garden. The traditional family home has been extended by the current owner, into the loft and living room with the creation of an additional garden room, off the kitchen, to the side elevation. The house has many period features including stripped pine doors, oak flooring, cast iron wood burning stoves and traditional open fires, and some double glazed sash windows.

The accommodation briefly comprises: vestibule, reception hallway, cloakroom/wc, sitting room, impressive 26ft family room, garden/dining room with glass atrium roof, fitted kitchen/breakfast room, study area, store/utility in former garage, three first floor bedrooms, en-suite bathroom, family bathroom, loft bedroom, gravel drive and courtyard area to front, lawned west facing rear garden.

A great family home, ideally placed for easy access to Gosforth High Street with its wide variety of shops, cafes and restaurants, and excellent public transport links to Newcastle City centre. A viewing is recommended.

The property comprises:

## ENTRANCE VESTIBULE

With oak flooring, a window to the side and a glazed door to the hallway.

## RECEPTION HALLWAY

11'9 x 8'9 (3.58m x 2.67m)

A lovely reception hallway, with a period fire with a cast iron and tiled insert and wood surround. The reception hallway has ceiling coving, a plate rack, oak flooring and a radiator with a decorative cover. A staircase leads to the first floor, and within the hallway there are built-in storage cloaks cupboards and a sash window to the front.

Doors lead from the reception hallway to the cloakroom/wc, study area and principal reception rooms and kitchen/breakfast room.

## CLOAKROOM/WC

With a close coupled wc, small wall mounted basin and part wood panelled walls.

## STUDY

4'7 x 7'9 (1.40m x 2.36m)

A small study area, part of the former garage, with a window to the side, oak flooring and a radiator.

A door leads from the study area to the store/utility.

## STORE/UTILITY

10' x 9'10 (3.05m x 3m)

A former garage which is now a store/utility area, with double timber doors, a gas boiler to the wall and plumbing for a washing machine.

## SITTING ROOM

16' x 13' (4.88m x 3.96m)

A lovely sitting room with a cast iron wood burning stove, decorative ceiling coving and moulding, oak flooring and a radiator. French doors open to the rear garden.

## FAMILY ROOM

26'3 x 15'7 (8m x 4.75m)

A fabulous extended open plan family living space with excellent natural light provided by the three Velux windows to the roof and two windows to the front elevation. The family room has a wood burning stove set in to a brick recess fireplace, with built-in storage cupboards, wood flooring and a radiator.

## KITCHEN/BREAKFAST ROOM

13'9 x 15'3 (4.19m x 4.65m)

An excellent sized kitchen fitted with a range of wood wall and base cabinets, with black granite worktops and a central island with an inset sink, wine cooler, plumbing for dishwasher and breakfast bar.



**Gosforth Office**  
95 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2130033  
f: 0191 2233538

**Regional Lettings**  
95 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2550808  
f: 0191 2233538



**Ponteland Office**  
Coates Institute  
Main Street  
Ponteland

t: 01661 823951  
f: 01661 823111





Within the kitchen there is space for a range style cooker, an integrated microwave, oven and space for a free standing fridge/freezer. The kitchen has three sash windows to the rear overlooking the garden, a vertical radiator, decorative ceiling coving and moulding. There are inset spots to the ceiling and a doorway opening through to the garden room.

#### **GARDEN ROOM**

17'6" x 6'8" (53.64m x 2.03m)

A versatile, third reception room, currently used as a dining room, with a glass atrium style roof, inset spots, a double glazed window and French doors opening to the rear garden.

#### **BEDROOM ONE**

11'9" x 16'3" (3.58m x 4.95m)

A double bedroom with a uPVC bay style window overlooking the garden, built-in storage and a radiator.



#### **BEDROOM TWO**

12'7" x 12' (3.84m x 3.66m)

A double bedroom with three double glazed uPVC sash windows to the rear overlooking the garden, wood floorboards and a built-in storage cupboard.

#### **BEDROOM THREE**

14' x 7'2" (4.27m x 2.18m)

This charming guest bedroom has a double glazed uPVC window to the front and side elevations, a radiator and door leading to the en-suite bathroom.

#### **EN-SUITE BATHROOM**

9'8" x 8' (2.95m x 2.44m)

A generous en-suite with white bath, wash hand pedestal basin, close coupled wc, corner mains shower, double glazed uPVC sash window to the front and a radiator.

A stripped pine door opens from the first floor landing, giving access to the staircase to the second floor loft bedroom and the family bathroom.

#### **BATHROOM**

11'8" x 7'3" (3.56m x 2.21m)

The first floor family bathroom has a white double ended bath with a tiled surround, a concealed cistern and rectangular wash basin housed within vanity storage. There is a large walk-in mains shower with rainfall head, a traditional style radiator, chrome ladder radiator, double glazed uPVC sash window to the front and ceiling coving.

A staircase leads to the second floor loft bedroom,

#### **LOFT BEDROOM**

21'7" x 10'8" (6.58m x 3.25m) maximum inclusive of wc

A lovely loft bedroom with double glazed uPVC dormer window to the rear elevation and two Velux windows to the roof. The double bedroom has excellent built-in storage cupboards to one wall, a traditional style radiator and a door to the en-suite wc.

#### **EN-SUITE WC**

With a close coupled wc and wash hand pedestal basin.

#### **EXTERNALLY**

To the front of the property there are double timber gates giving access to a gravel driveway for off-street parking is required. The front courtyard garden is gravelled for easy maintenance.

The rear garden enjoys a westerly facing aspect and is predominately lawned with a paved terraced seating area, a timber fence to the boundary with mature trees and shrubs.

#### **SERVICES**

The property has mains electricity, gas, water and drainage.

#### **TENURE**

Freehold

#### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: D



**Alnwick Office**  
31-33 Bondgate Within  
Alnwick  
Northumberland

t: 01665 600170  
f: 01665 606984



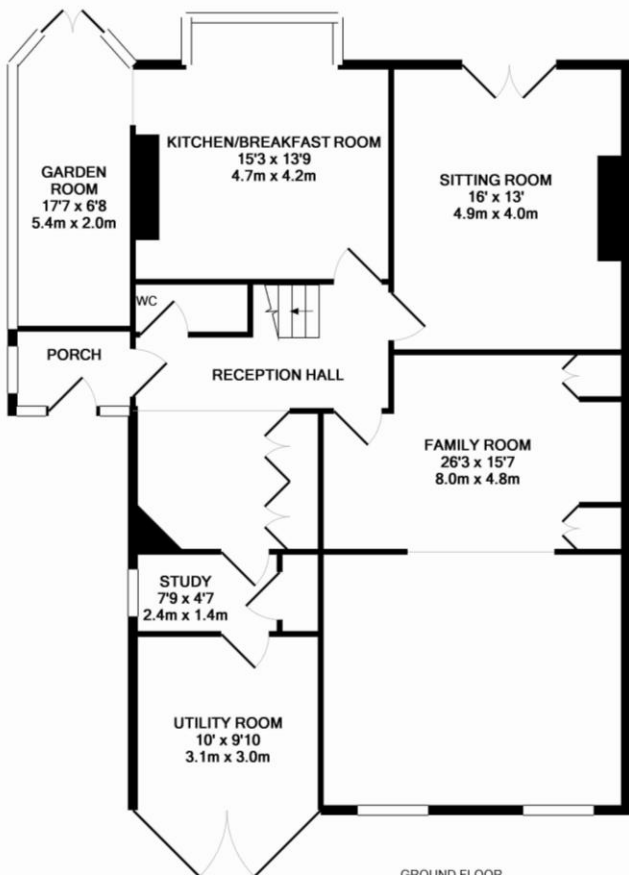
**Regional Office**  
The Old Bank  
30 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2233500  
f: 0191 2233505

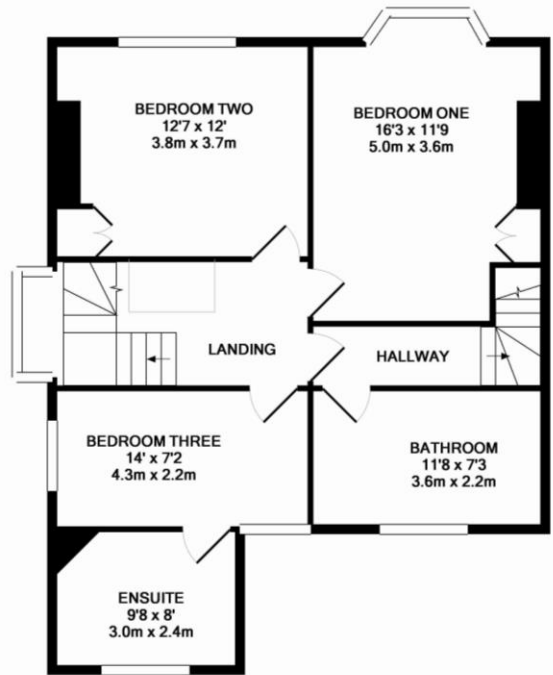


**Mayfair Office**  
Cashel House  
15 Thayer Street  
London  
W1U 3JT

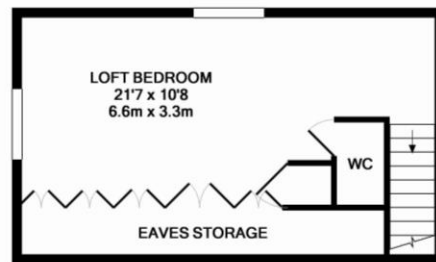
t: 0870 112 7099  
f: 020 7467 5339



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1288 SQ.FT.  
 (119.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 832 SQ.FT.  
 (77.3 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 326 SQ.FT.  
 (30.2 SQ.M.)





**SANDERSON YOUNG**  
estate agents &  
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

**Gosforth Office**

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

**OPEN 7 DAYS A WEEK**

S006 Printed by Ravensworth 01670 713330