



ADELINE GARDENS | GOSFORTH, NEWCASTLE UPON TYNE



18 ADELINE GARDENS, GOSFORTH, NEWCASTLE UPON TYNE NE3 4JQ

PRICE ON APPLICATION

A FABULOUS THREE STOREY SEMI DETACHED FAMILY HOME, GREATLY IMPROVED AND REMODELLED

ENTRANCE PORCH | RECEPTION HALL | CLOAKROOM/WC | DINING ROOM | SITTING ROOM | FAMILY AREA
KITCHEN & BREAKFASTING AREA | UTILITY/LAUNDRY ROOM | FIRST FLOOR: FOUR BEDROOMS, FAMILY
BATHROOM & SEPARATE WC | SECOND FLOOR: TWO FURTHER BEDROOMS, ONE IDEAL AS A TEENAGER'S
BEDSITTING ROOM, & SHOWER ROOM/WC

GARDENS | PROFESSIONAL GREENHOUSE | TIMBER GARDEN STORE SHED | DOUBLE LENGTH GARAGE
DOUBLE DRIVE PROVIDING PARKING

rare! From Sanderson Young

SITUATION AND DESCRIPTION

Number 18 Adeline Gardens provides a fabulous three-storey, semi-detached family home.

The property was purchased by the current owners in 1992 and has been a very well-cared for, and greatly improved and remodelled, house over the years of their occupation.

The double drive with parking for many cars gives access to the double length garage which has an electrically operated up and over door.

The house has stunning gardens which can only really be properly appreciated from the rear, where the magnificent lawned areas are very well-supported by beautiful terraces, pathways and very well-stocked borders. There is a professional greenhouse and a timber garden store shed.

The house itself is considerably larger than its external appearance, with the benefit of a rear single-storey addition and extension as well as a roof conversion in later times.

The entrance porch leads through to a reception hall with oak wood panelling and a lovely cloakroom/wc. The dining room is to the front of the house with fireplace and bay window and the sitting room is to the rear, which also has a lovely fireplace and benefits from a good extension providing another family area with double doors onto the gardens.

The kitchen is professionally equipped and finished with maple cabinets and built-in appliances; it leads on to a breakfasting area as well as connecting in turn to a large utility/laundry room, which is also very well-equipped with access into the garage and gardens.

To the first floor there is a superb master bedroom with Newcastle Furniture Company supplied oak wood cabinets and furniture and the other three bedrooms at first floor level also having quality fitted furniture by Cavendish. The bathroom has a corner bath and separate shower as well as a separate wc.

The staircase then continues to the second floor of the house where there are two further bedrooms, one stretches the whole depth of the property and is an ideal teenager's bed sitting room, the other is a fitted double bedroom with storage cupboards. There is also a shower room/wc to the second floor.

The house has gas fired radiator central heating and high quality double glazing. The extension at







the rear was provided in 2001 and many of the improvements to the house have been carried out in the last 10 years.

This is a beautiful family home in a highly recommended and popular area of Gosforth, with easy access to the Town Moor as well as to the High Street with its shops, banks and offices. Number 18 Adeline Gardens is a fabulous home, for which viewing is strongly recommended.

SERVICES

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

TENURE

Freehold

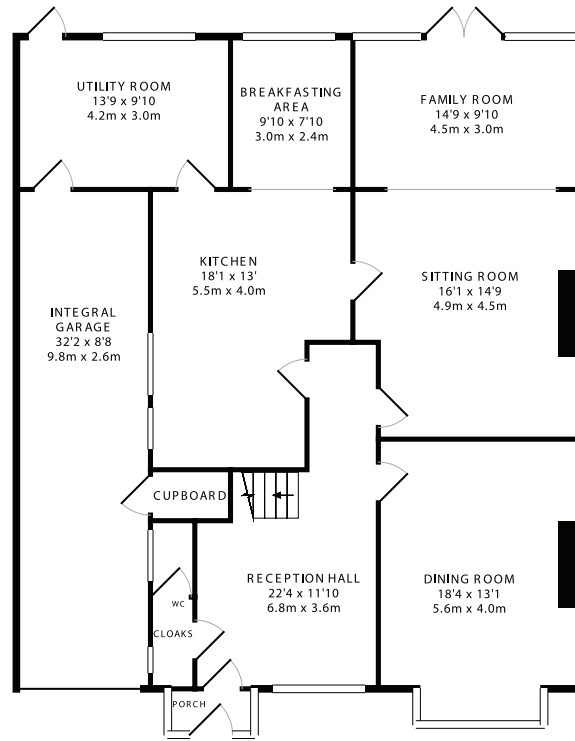
COUNCIL TAX

Please see website www.voa.gov.uk

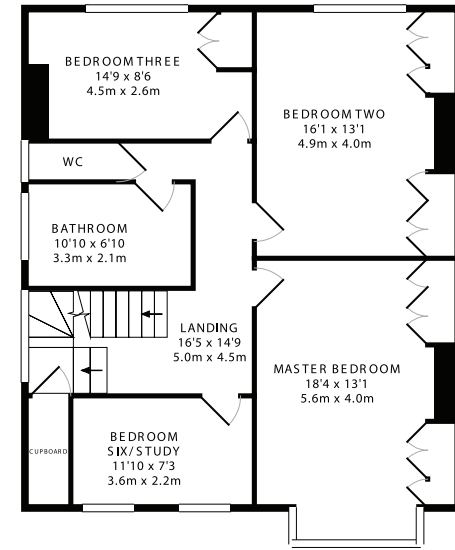
ENERGY PERFORMANCE RATING

Grade: D

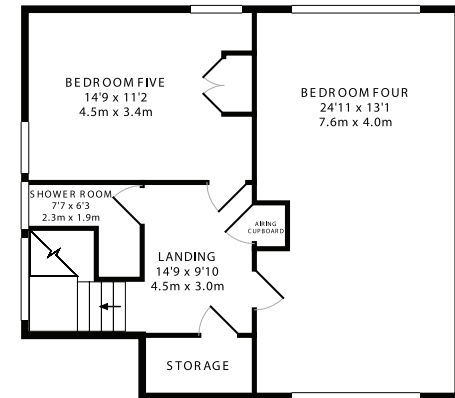




GROUND FLOOR
APPROX. FLOOR
AREA 1547 SQ.FT.
(143.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3105 SQ.FT. (288.5 SQ.M.)



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