



## Hyde Terrace Gosforth

Viewing comes recommended on this fabulous four bedroom mid terrace house close to Gosforth High Street boasting tremendous style and character together with in excess of 2000 sq ft floor area. The property is presented to the highest of standards and maintains much of its original period features with marble fire places and ornate plasterwork to ceilings. It is well positioned within easy walking distance to shops, amenities bars, and restaurants as well as being a short distance to South Gosforth Metro station. There are also excellent schools within the area.

The property comprises an external storm porch with composite UPVC door leading to the inner hallway and staircase leading to the first floor. There are two large reception rooms featuring UPVC sash windows and shutters with the sitting room benefitting from a marble fireplace and ceiling rose. There is a quality fitted 22 ft breakfasting kitchen with granite work surfaces, hardwood varnished flooring and attached orangery overlooking the rear courtyard. There is also a utility with a ground floor WC. To the first floor are three double bedrooms two of which feature marble fireplaces and the master benefitting from an en suite bathroom with shower. The first floor also features a family bathroom with separate shower. To the second floor is an additional double bedroom with dormer window and three Velux windows. It also benefits from eaves storage. Externally to the rear is a private westerly facing courtyard with storage shed and electronically operated roller door providing access to the rear lane. There is a pleasant town garden to the front. The property also benefits from UPVC double glazing and gas fired central heating.

### Offers Over: £415,000

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# Hyde Terrace

Gosforth, NE3

## STORM PORCH ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Composite entrance door, staircase to first floor, double radiator, hardwood flooring.

## SITTING ROOM 16'4 (max) x 14'6 (max into alcove) (4.98 x 4.42m)

Double glazed sash window with shutters, marble fireplace, coving to ceiling, ceiling rose, stripped and polished floor, two double radiators.



## DINING ROOM 20'5 x 13'6 into 10'4 (6.22 x 4.11m)

Double glazed sash windows with shutters, walk in cupboard, double radiator.

## BREAKFAST KITCHEN 22'6 x 7'4 (6.86 x 2.24m)

Fitted with a range of wall and base units with granite surfaces, ceramic double drainer sink unit, extractor hood, gas cooker point, double glazed sash window, radiator, double glazed window, integrated dishwasher, hardwood polished flooring.



## ORANGERY

Double glazed windows, double glazed French door, varnished hardwood flooring.

## UTILITY/W.C.

Belfast sink, space for automatic washer, low level WC, with wash hand basin, central heating boiler, double glazed window.

## FIRST FLOOR LANDING

Doors off to: bedroom one, two, and three, and bathroom. Built in cupboard, staircase to second floor with spindle banister.

## BEDROOM ONE 13'5 x 11'7 (4.09 x 3.53m)

Double glazed sash window to rear with shutters, built in cupboard housing hot water, marble fireplace, coving ceiling, ceiling rose, radiator.

## EN SUITE BATHROOM

Five piece suite comprising: bath, step in shower cubicle, pedestal wash hand basin, low level WC, and bidet, part tiled walls, double glazed frosted sash windows, two single glazed frosted windows, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**BEDROOM TWO 14'6 (max) x 11'11 (4.2 x 3.36m)**

Double glazed sash window to front, marble fireplace, coving to ceiling, ceiling rose, double radiator.

**BEDROOM THREE 9'11 (plus recess) x 8'3 (3.02 x 2.51m)**

Double glazed window to front, double radiator.

**FAMILY BATHROOM**

Four piece suite comprising: panelled bath, step in shower cubicle, pedestal wash hand basin, and low level WC, part tiled walls, two heated towel rails, double glazed frosted window to rear, hardwood flooring.

**SECOND FLOOR LANDING**

Door off to: bedroom four. Velux window.

**BEDROOM FOUR 20'6 x 13'0 (Deep alcoves) (6.25 x 3.96m)**

Dormer window to rear, three Velux windows, polished hardwood flooring, eves storage, two radiators.

**FRONT TOWN GARDEN**

Mainly paved, gravelled area, planted borders.

**REAR YARD**

Storage shed, electrically operated roller door.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: C**

**EPC Rating: D**

GS14654/DJ/PC/29.09.23/V.1





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