



- 3 Bed Terraced House
- Impressive Open Plan Lounge
- Garage with Electric Door
- Secure, Gated Development

- Fabulous Conversion of Former Hospital
- Fitted Kitchen
- High Ceilings

- Cloakroom/WC
- Bathroom/WC with Shower
- Communal Grounds

A well presented 3 bedroomed mid terraced house, converted from a former Victorian hospital, to create a modern home, within a secure, gated community. Ideal for a busy family or couple and with gas fired central heating and sealed unit double glazed sash windows, all rooms have high ceilings, giving them a light and airy feel. A Hallway with cloaks cupboard, leads to the Cloakroom/WC with low level wc and wash basin. The spacious open plan Lounge has a fitted entertainment unit and superb arched and recessed mirror. A door opens to the communal gardens and grounds to the front. The Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring gas hob with extractor over, integral fridge/freezer with matching doors and plumbing for a dishwasher. Stairs lead from the lounge to the First Floor Landing. Bedroom 1 is to the rear, with Bedrooms 2 and 3 to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror fronted cabinet over, panelled bath and shower cubicle with mains shower and fully tiled walls. There is a 20' Garage with electric roller shutter door, mezzanine storage and electric light and power point.

Externally, the property is accessed via electrically operated gates, with driveway to the courtyard and garage. There are substantial communal grounds and gardens, with extensive lawns, trees, plants and shrubs.

Lanesborough Court is quietly situated, yet is well placed for Gosforth's excellent facilities, including shops, pubs and restaurants on the High Street. There are excellent road and public transport links into the city and other surrounding areas.

Hall 10'8 x 3'9 (3.25m x 1.14m)

Cloakroom/WC 6'3 x 3' (1.91m x 0.91m)

Lounge 19'9 x 17'9 (6.02m x 5.41m)

Kitchen 15'8 x 9' (4.78m x 2.74m)

First Floor Landing

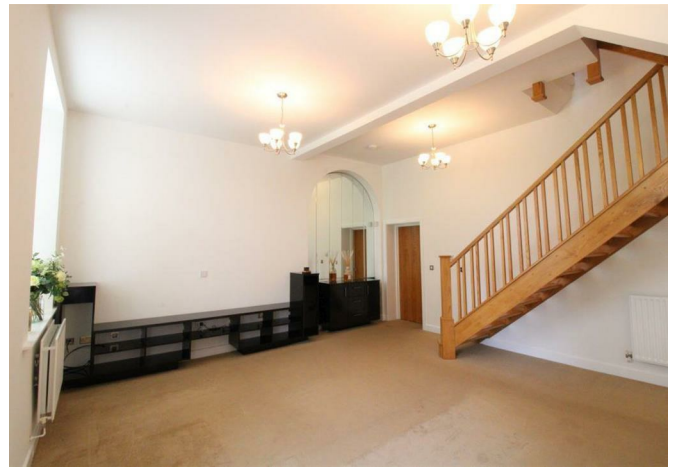
Bedroom 1 15'6 x 9'1 (4.72m x 2.77m)

Bedroom 2 10'8 x 10'6 (3.25m x 3.20m)

Bedroom 3 10'6 x 9' (3.20m x 2.74m)

Bathroom/WC 9' x 7' (2.74m x 2.13m)

Garage 20'6 x 9'3 (6.25m x 2.82m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.