

**BRUNTON**  
RESIDENTIAL



**HEDLEY STREET, GOSFORTH, NE3**

Offers Over £380,000

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Stylish & Immaculately Presented Victorian Terraced Home Boasting a Superb Re-Fitted Kitchen with Family Space, Two Great Reception Rooms, Three Double Bedrooms Including a Full Width Principal Bedroom, Contemporary Re-Fitted Family Bathroom plus En-Suite Bathroom with Front Garden & Enclosed Rear Courtyard Garden.

This outstanding, Victorian terraced home is perfectly situated on Hedley Street, Gosforth. Hedley Street, which is placed just off from Salters Road and Elsdon Road, is ideally positioned within walking distance of the shops, cafes and restaurants of Gosforth High Street, as well as outstanding local schooling and excellent transport links.

The property is also located within a short walk from Gosforth Leisure Centre, Regent Centre Transport Interchange and Marks & Spencer Foodhall.

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The internal accommodation comprises: An entrance vestibule that leads into an entrance hall providing access to two reception rooms and the staircase to the first floor. The entrance hall has LVT flooring running through into both reception rooms on the ground-floor level.

The front reception room/lounge is a good size, with tall ceilings and benefits from a feature fireplace, plantation shutters, ornate cornicing, and bespoke fitted alcove units. The rear reception room, currently set up as a dining room, is again of a generous size with tall ceilings, an exposed Inglenook chimney breast with wood burning stove, and LVT flooring continuing throughout. This space also provides access to an under-stairs store cupboard and into the kitchen.

The kitchen has been re-fitted by the current owners, and provides a range of fitted wall and base units and integrated appliances, and runs through into an extended sunroom to the rear of the property. The sunroom, which was rebuilt in recent years, offers sliding doors to the rear yard and an abundance of natural light flowing through into the kitchen.

The staircase then leads to the first-floor landing, which provides access to a stylish, re-fitted family bathroom with tiled walls and a four-piece suite, as well as two double bedrooms. The rear bedroom is currently used as a nursery and features tall ceilings, while the front bedroom is a full-width double with fitted chest of drawers and an open aspect. The second-floor landing provides access to a further good-sized double bedroom with multiple 'Velux' windows and an additional en-suite bathroom with a three-piece suite.

Externally, to the rear is an enclosed courtyard with walled boundaries and gated access to the rear service lane, whilst to the front is a pleasant, west facing town garden which is laid mainly to lawn.

Well presented throughout, early inspections are deemed essential.



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TENURE : Freehold

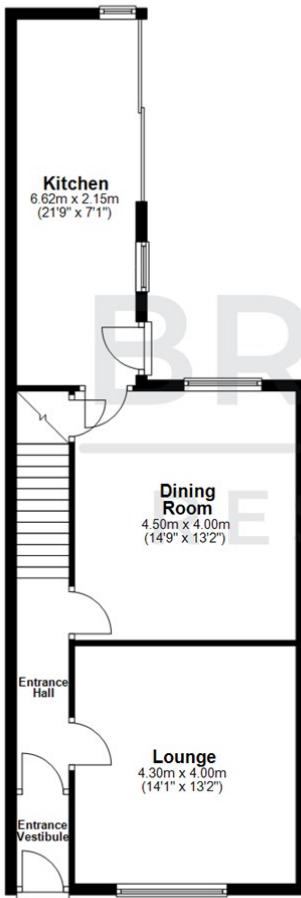
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :

### Ground Floor

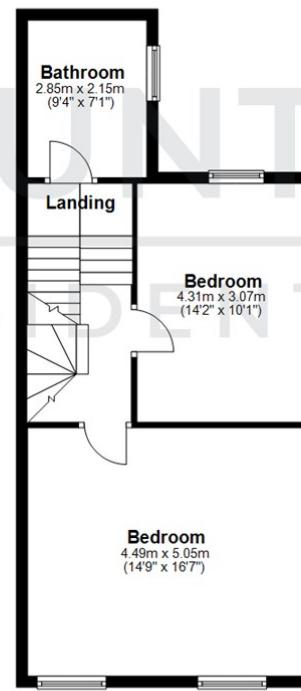
Approx. 59.4 sq. metres (639.5 sq. feet)



C

### First Floor

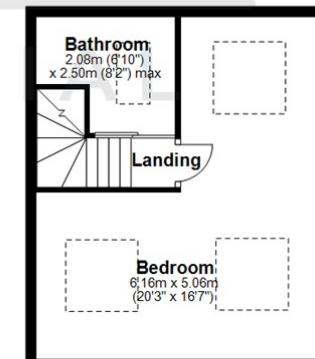
Approx. 51.3 sq. metres (552.1 sq. feet)



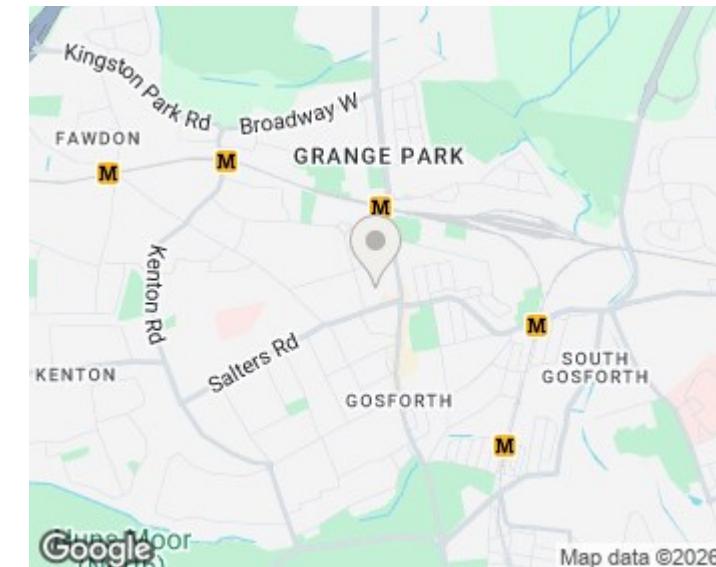
C

### Second Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using Planup.com



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		