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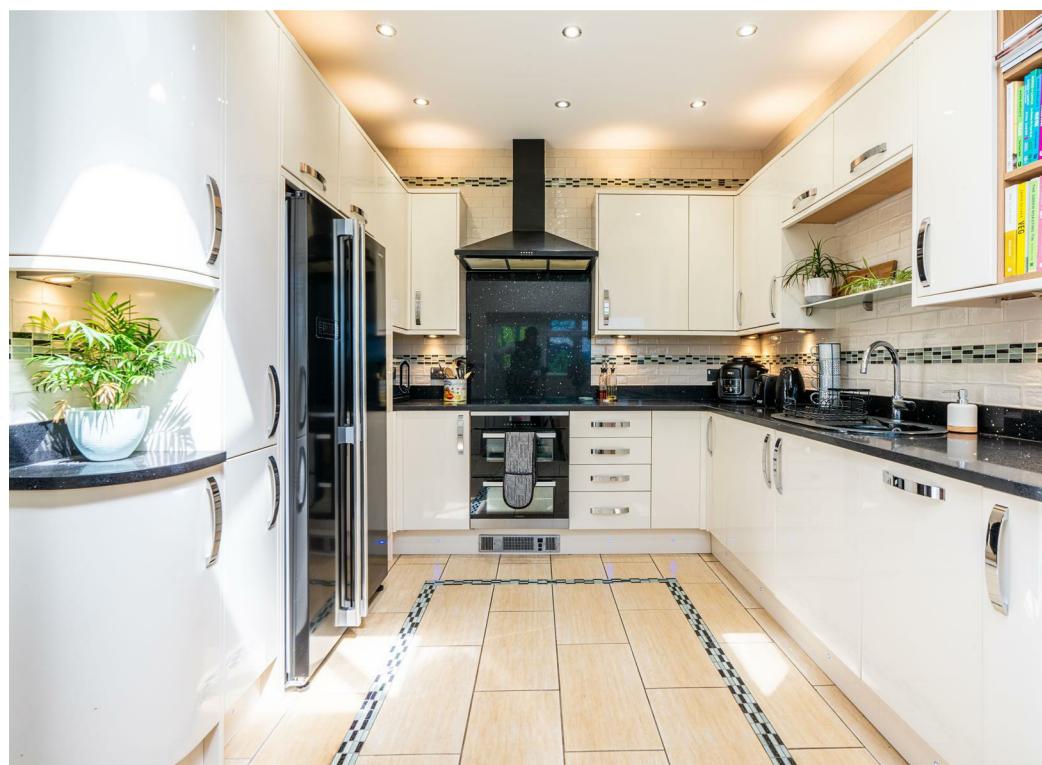
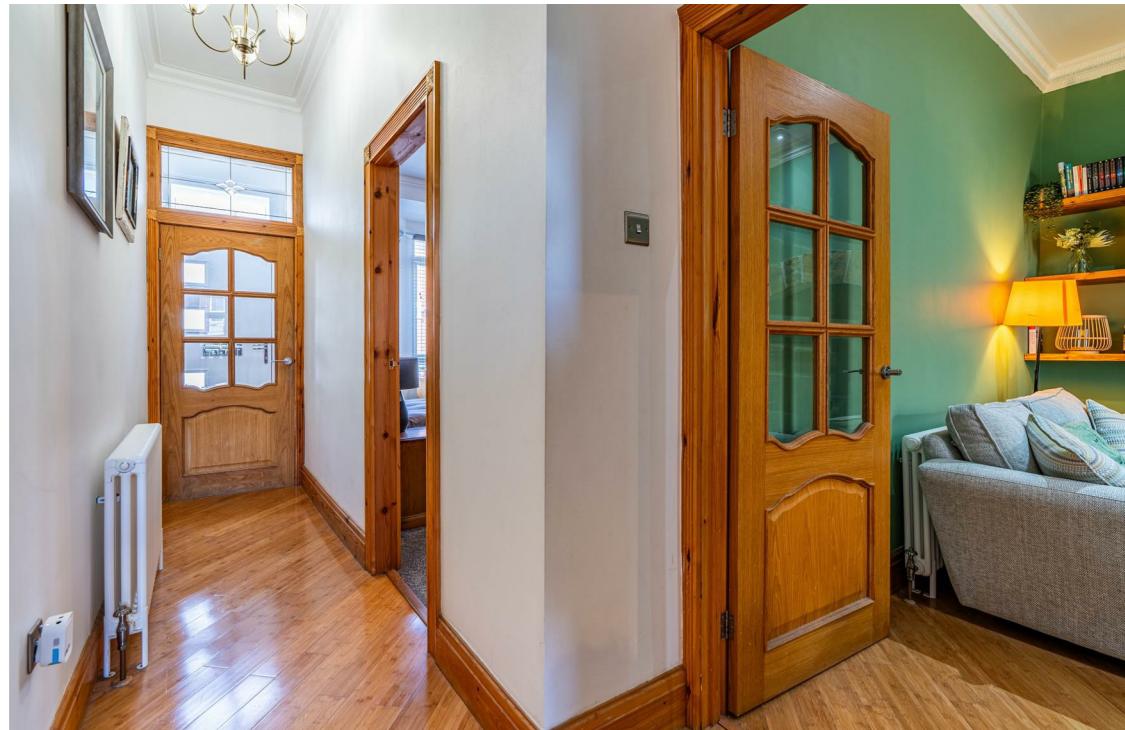
SANDRINGHAM ROAD, GOSFORTH, NE3

Offers Over £185,000

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Ground Floor 'Tyneside' Apartment, Offering Well-Balanced Accommodation, Ideally Suited to Modern Living & Well-Presented Throughout. Boasting Two Double Bedrooms, Reception Room with Wood Burning Stove, Extended Kitchen & Bathroom plus Private Rear Yard!

This extended 'Tyneside' apartment is situated to the ground floor and is ideally located on Sandringham Road, South Gosforth. Sandringham Road, which is placed just off from Station Road and Stoneyhurst Road, is perfectly placed to provide direct access to the local shops and amenities within South Gosforth such as Sainsbury's Local and The Brandling Villa.

Sandringham Road also benefits from being within short distance to Gosforth High Street with its restaurants, pubs and cafes, as well as being just a stones-throw from South Gosforth Metro Station offering excellent transport links into Newcastle City Centre and throughout the region.

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Well presented throughout, the internal accommodation briefly comprises: hallway providing access to all rooms. To the front aspect is a beautifully presented principal bedroom, complete with an attractive walk-in bay window, feature fireplace and bespoke fitted wardrobes. The second bedroom is a well presented double positioned to the rear of the home and complete with a storage cupboard.

To the rear elevation, the hallway gives access to a stylish lounge with tall ceilings, which includes a charming feature fireplace and wood burning stove, wood flooring, and a large opening leading through to the impressive kitchen. The kitchen, which has been extended, now offers ample storage space with a range of fitted wall and base units, integrated appliances and comes complete with tiled walls and flooring.

Off the kitchen, there is access to a family bathroom, which again has been extended in line with the kitchen, and comes equipped with a four-piece suite including a bath and separate walk in shower, and is complemented with stylish tiled walls and floors.

Externally, to the front is a pleasant, block paved town garden, while to the rear is a private courtyard, which provides a peaceful and practical outdoor space with a door providing access to the rear service lane.

Well presented throughout, and fully double glazed with gas 'Combi' central heating, this excellent ground floor 'Tyneside' home simply demands inspection and early viewings are deemed essential!



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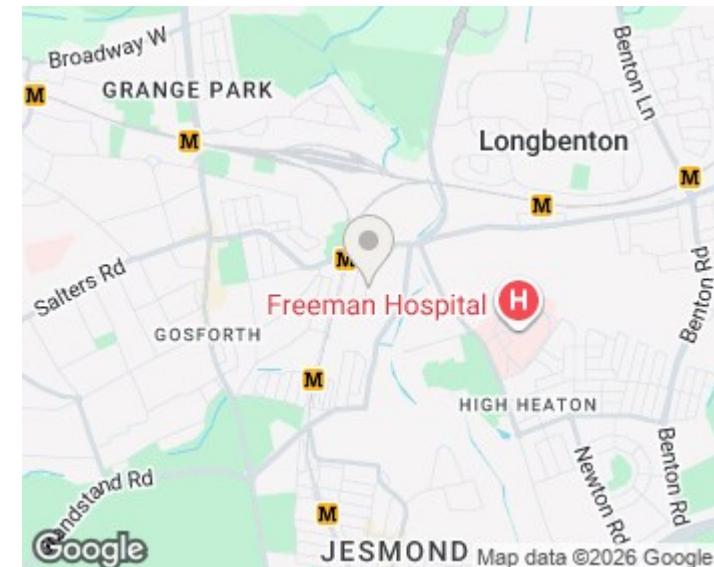
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

A

EPC RATING : C



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	