

**£205,000**

**Hyde Terrace, Gosforth, NE3**



- Upper apartment
- Double glazed period style sash windows
- Well placed for two Metro Stations
- Established residential area
- Private patio courtyard to rear
- Good decor
- Gas combi heating
- Ideal for easy access to High Street
- Attractive feature stove

**\*\*\*Video tour\*\*\* (Just click the tour button)**

This splendid upper apartment has many attractive features which will appeal to a wide range of professionals who can enjoy the excellent local amenities the area has to offer. The property has gas combi central heating and also features a Hungry Penguin Eco wood burning stove in the living room. The spacious rooms are well presented and benefit from sealed unit double glazing in modern timber sash frames. The location offers easy access to Gosforth swimming pool, and there are two Metro Stations within walking distance. Gosforth High Street is only a short walk away with

an excellent range of shops, restaurants and cafes. Council tax band A, energy rating D. Leasehold with 979 years. No chain.

# Hyde Terrace, Gosforth, NE3

## Stove details

Further details regarding the wood burning stove can be found here : [https://chillipenguin.co.uk/chilli\\_products/hungry-penguin/](https://chillipenguin.co.uk/chilli_products/hungry-penguin/)

## Main entrance door to

## Hallway

With cloaks area.

## First floor landing

Radiator. With access to loft with pull down ladders. The loft is ideal for storage use.

## Living room

3.61m x 4.22m (11'10" x 13'10")

Into bay window. With fitted cupboards and book shelves to both alcoves. Original plaster detailing to ceiling. Hungry Penguin Eco wood burning stove. (Please see foot of details for link)

## Bedroom one (rear)

3.28m x 2.57m (10'9" x 8'5")

With radiator.

## Bedroom two (front)

2.90m x 2.57m (9'6" x 8'5")

With radiator.

## Dining room (rear)

With radiator.

## Kitchen

2.46m x 2.11m (8'1" x 6'11")

Gas combi boiler. Fitted units. Gas hob and electric oven. Plumbed for washer.

## Bathroom

With chrome towel radiator. White suite with bath and shower over, wash basin and w.c.

## Stairs down to rear door

## Externally

Enclosed patio courtyard to rear with storage cupboard.

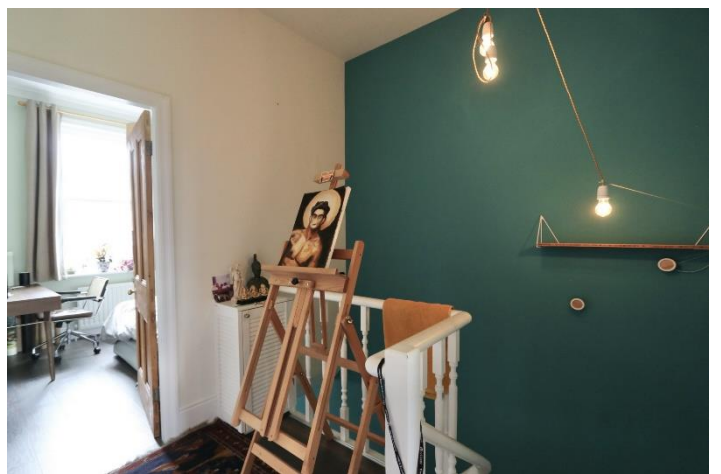
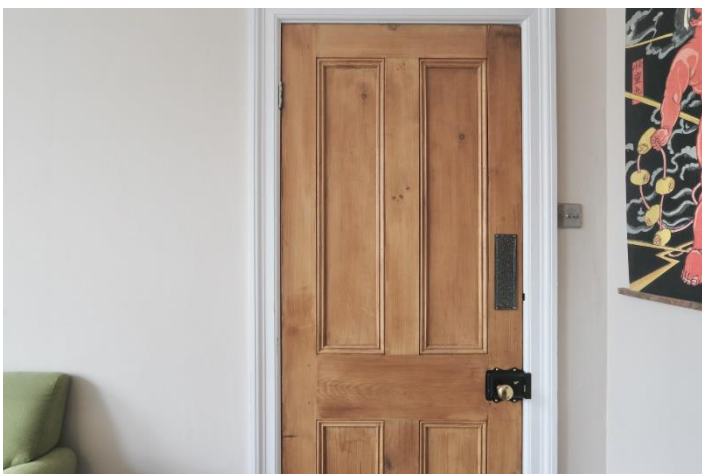
## Leasehold

The property is leasehold with 979 years left on a Tyneside lease. This information must be clarified with your solicitor prior to exchange of contracts.

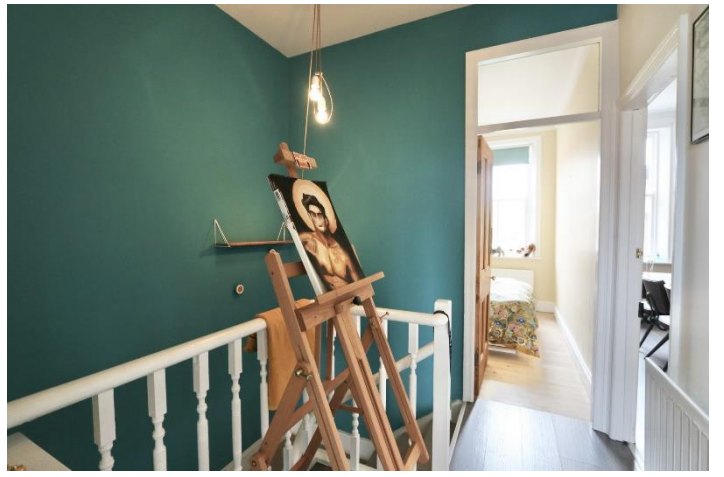
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





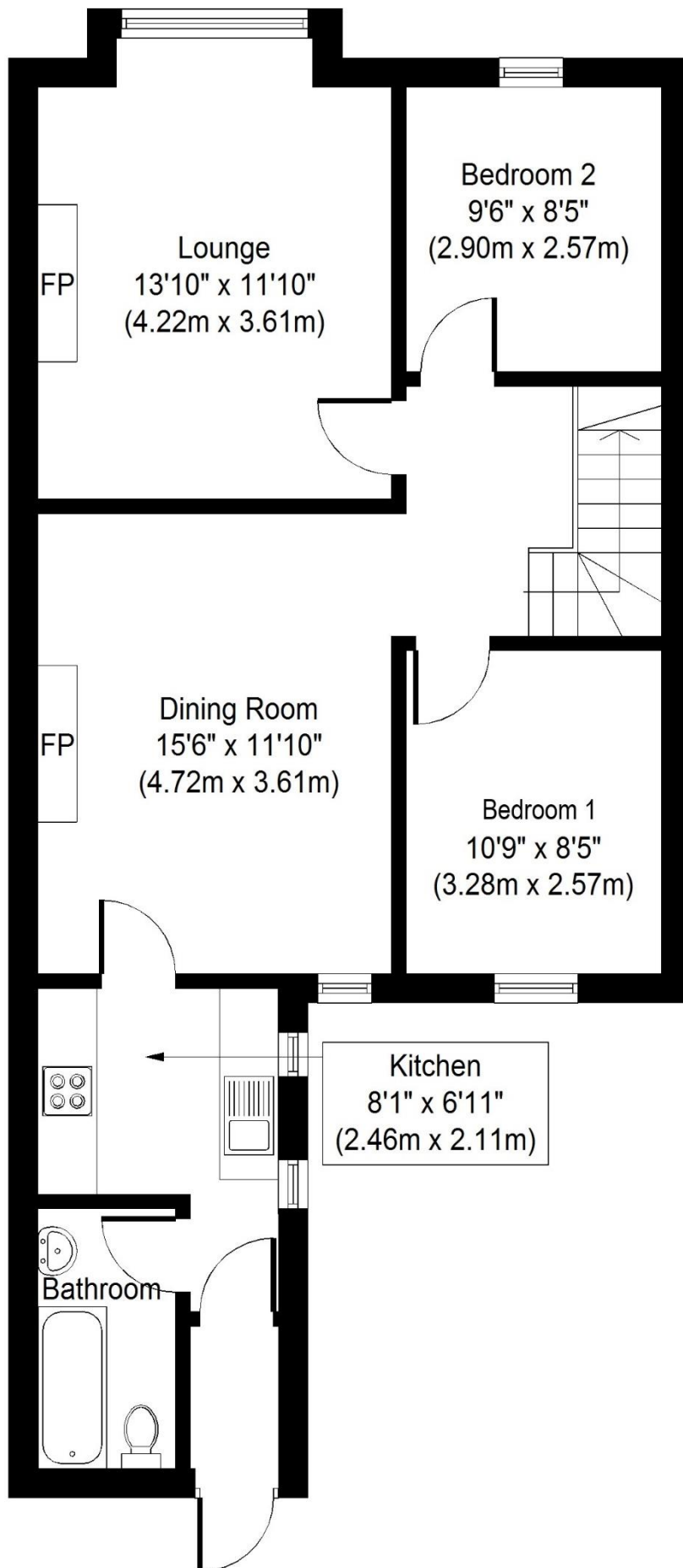












**Approximate Floor Area**  
**762 Sq. ft.**  
**(70.8 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:  
www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.