

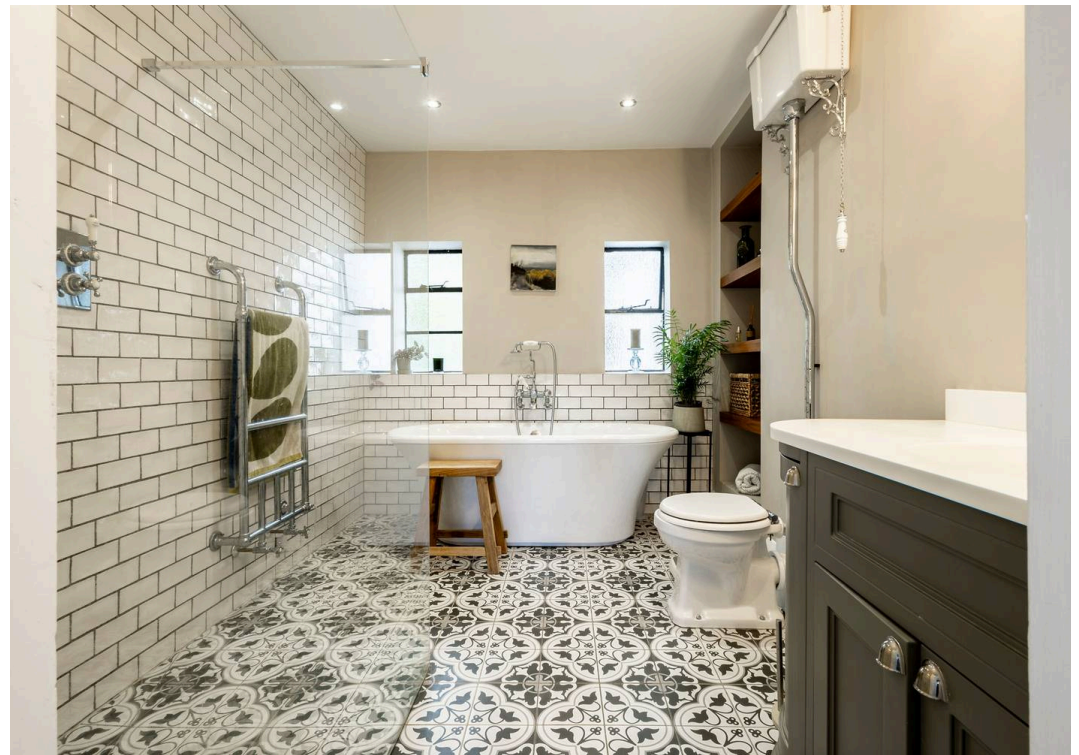


*Symonds  
Taylor*

**94 Elmfield Road, Gosforth**

Newcastle Upon Tyne

Offers Over **£1,100,000**



# 94 Elmfield Road

Gosforth, Newcastle Upon Tyne

This beautifully presented, substantial and refurbished Art Deco semi detached family home offers generous and versatile accommodation with a beautiful south facing garden, all in the heart of central Gosforth.

## Accommodation comprises:

**Ground Floor:** Entrance Vestibule, Reception Hallway, Cloakroom/WC, Sitting Room, Dining Room, Family Room/Study, Breakfasting Kitchen.

**First Floor:** Landing, Master Bedroom Suite (incorporating double bedroom, dressing room and en suite bathroom), Bedroom two, Bedroom three, Bedroom four, Family Bathroom.

**Outside:** Front town garden, driveway, ample off street parking, attached garage, rear south facing lawned garden, raised sun terrace, mature flower beds.

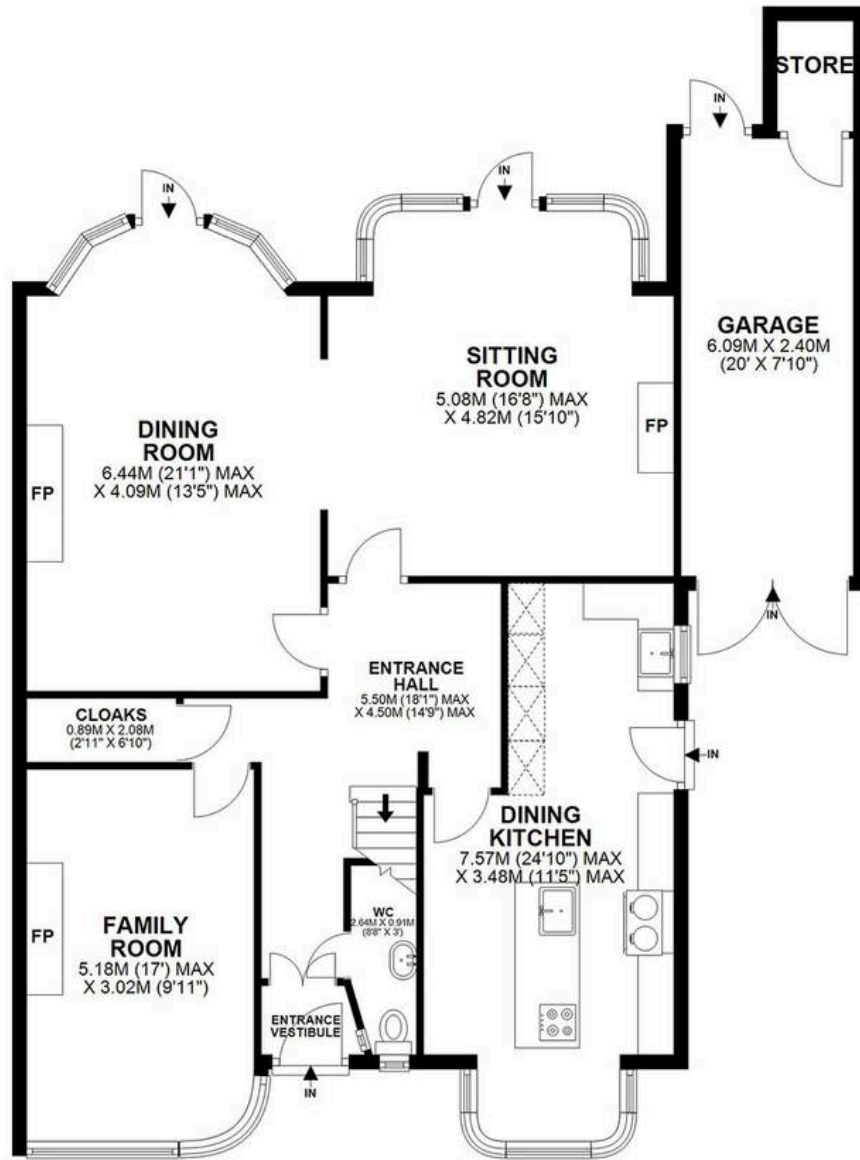
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR



FIRST FLOOR

**94 ELMFIELD, GOSFORTH, NE3 4BY**

APPROXIMATE GROSS INTERNAL AREA 215 SQ M 2311 SQ FT - NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements and fixtures including doors and windows are approximate and should be independently verified.







## Symonds Taylor

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All descriptions, plans or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you.