

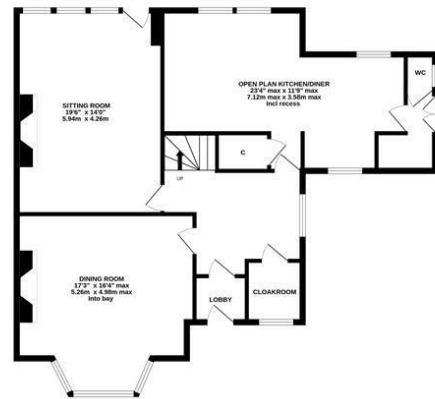
Occupying a prominent position within Jesmond Dene Conservation Area, a well proportioned six bedroom semi-detached family home ideally located on North Jesmond Avenue. North Jesmond Avenue, along from The Northumberland Tennis Club and leading on to Mitchell Avenue, Bemersyde Drive and Towers Avenue is perfectly placed within Jesmond, just a short walk to the shops and cafés of Acorn Road, excellent road and public transport links, Jesmond Dene as well as some of the region's finest independent schools.

With a wealth of period charm and priced to reflect modernisation, the accommodation set over three floors briefly comprises: entrance lobby through to entrance hall with feature stained glasswork, stairs to first floor and cloaks cupboard; sitting room with feature fireplace and decorative ceiling; dining room with walk in bay and feature fireplace; 23ft open plan kitchen diner with a range of fitted units, work surfaces, under-stairs storage cupboard and dual aspect windows; downstairs WC with double doors leading out to the garden. The first floor landing gives access to; bedroom one measuring 17ft with walk in bay, feature fire and fitted alcove storage; bedroom two with dual windows and fitted wardrobe storage; bedroom three, again with dual windows and fitted wardrobe storage; bedroom four; family bathroom with two piece suite, fitted storage cupboards and separate WC. The second floor landing with storage cupboard and Velux sky light gives access to a further two bedrooms, bedroom five measuring 17ft and bedroom six with dormer window and feature fireplace. Externally, mature wrap around gardens laid to a mixture of lawn, paving and planting together with a patio seating area and access to the detached 19ft garage providing off-street parking/storage. Boasting almost 2,700 Sq ft, this great family home demands an internal inspection!

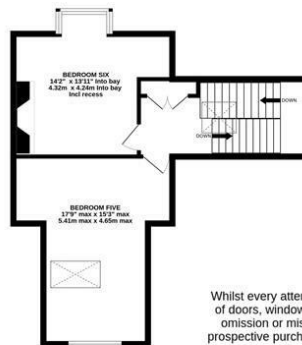
Period Semi-Detached Family Home | Priced to Reflect Modernisation | 2,692 Sq ft (250.1m2) | Six Bedrooms | Sitting Room | Dining Room | 23ft Open Plan Kitchen Diner | Cloaks Cupboard | Downstairs WC | Family Bathroom with Separate WC | Wrap Around Gardens | Detached Garage | No Onward Chain | Conservation Area | Freehold | Council Tax Band G | EPC: F



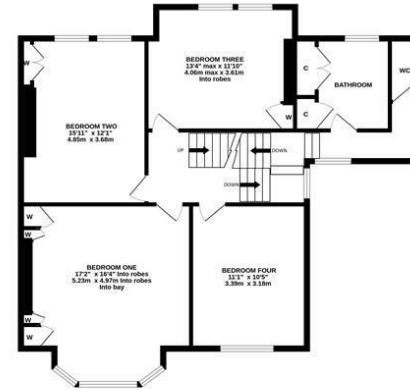
GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



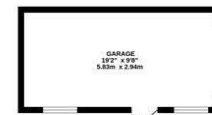
2ND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
997 sq.ft. (92.7 sq.m.) approx.



GARAGE  
194 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 2692 sq.ft. (250.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Offers Over £725,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

