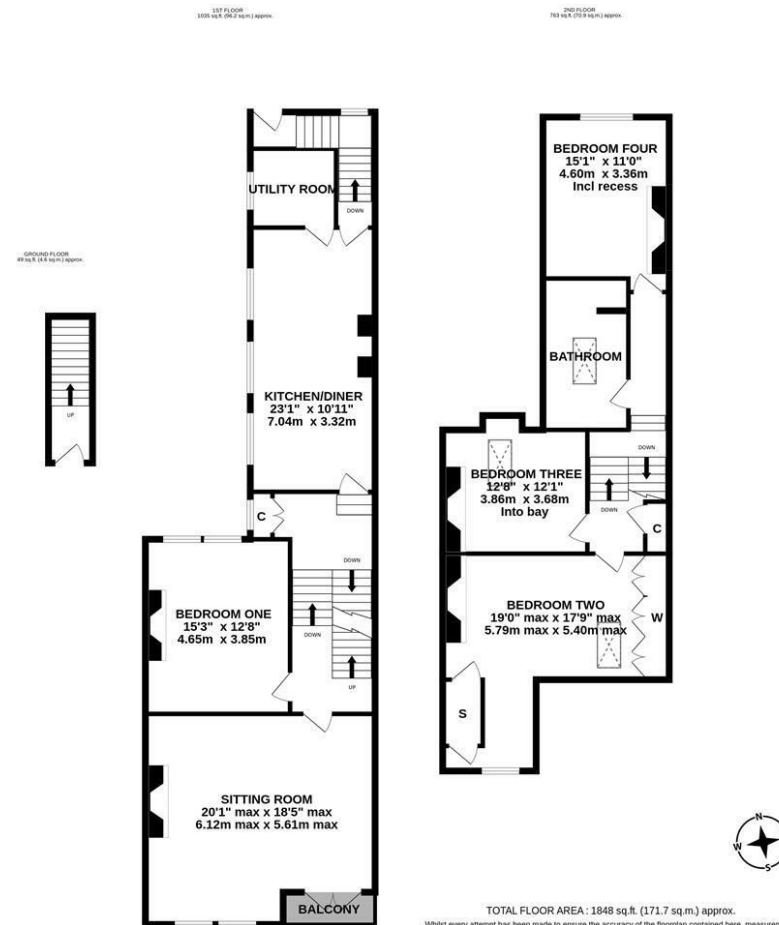




GENEROUS FIRST FLOOR & SECOND FLOOR MAISONETTE with PRIVATE GARDENS a SOUTH FACING BALCONY and PERIOD FEATURES THROUGHOUT! Set behind attractive south-facing gardens and occupying the first and second floor of this mid-terrace conversion, a generous four-bedroom maisonette centrally located at Fern Avenue, Jesmond. Fern Avenue is conveniently located to give excellent access to the nearby Waitrose, the shops & cafés of Acorn Road, the restaurants of Osborne Road as well as Jesmond Dene and excellent local transport links including Jesmond and West Jesmond Metro Stations which are only a short walk away.

Boasting almost 1,850 Sq ft, the accommodation briefly comprises: entrance hall with stairs to first floor landing with storage cupboard; 20ft sitting room with feature fireplace, cornice, decorative ceiling rose and dual south facing window together with French door access to a the south facing balcony; 23ft kitchen diner with three west facing windows, spot lighting and rear door access to the stairs, kitchen with a range of fitted units together with hardwood work surfaces; utility room; bedroom one with dual windows and stripped wood flooring. The split level second floor landing with fitted storage gives access to; bedroom two, a 19ft room with feature fireplace, dormer window, Velux window and fitted wardrobe storage; bedroom three with feature fireplace and Velux window; bedroom four with feature fireplace; bathroom complete with five piece suite. Externally, an enclosed private garden laid to gravel with wall boundaries and gated access to the rear service lane. Offering well proportioned accommodation, this great maisonette demands an internal inspection!

1st & 2nd Floor Maisonette | 1,848 Sq ft (171.7m<sup>2</sup>) | Four Bedrooms | 20ft Sitting Room | 23ft Kitchen Diner | Utility Room | Bathroom | South Facing Balcony | Private Rear Garden | GCH | Period Features | Great Location | Leasehold - Tyneside Lease with Peppercorn Rent - 958 Years Remaining | Council Tax Band C | EPC: E



TOTAL FLOOR AREA: 1848 sq.ft. (171.7 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 £375,000**

**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.

