



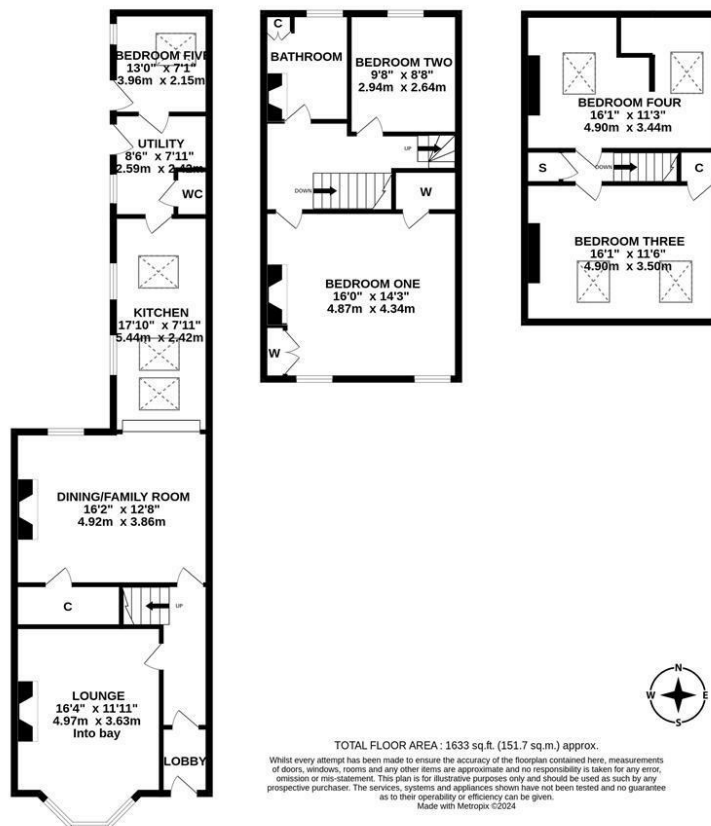
With south-facing lawned gardens and mixing period features with modern detail, a lovely example of a three-storey Victorian terrace, ideally located on the garden side of Holly Avenue, Jesmond. With no through traffic to Osborne Road, Holly Avenue, a pretty terrace is perfectly placed, close to excellent local schools, Jesmond Dene, the shops, cafés and restaurants of Jesmond and indeed Newcastle City Centre itself.

With almost 1,700 Sq. ft the internal accommodation briefly comprises: entrance lobby; entrance hall with staircase through the middle; lounge with tall ceilings, cast iron fireplace and south facing bay; 16ft dining/family room with feature wood burning stove which opens to a 17ft kitchen with vaulted ceiling and Velux rooflights; utility area; ground floor WC and study, again with vaulted ceiling and west facing window overlooking the rear courtyard. The first and second floors boast an impressive full-width master bedroom with cast iron fireplace, walk-in robe, painted floorboards and two south-facing sash windows, a delightful family bathroom with feature fireplace, freestanding roll-top bath and cast iron column radiator and three further double bedrooms. Externally, a pleasant courtyard to the rear, mainly paved with planted borders, storage shed and gated access to the rear service lane. To the front a wonderful south-facing lawned garden with paved patio, planted areas and high fenced boundaries.

Victorian Terrace | 1,663 Sq. ft (154.5m²) | Three Storeys | Lounge with South-Facing Bay | 16ft Dining/Family Room open to 17ft Kitchen | Study | Ground Floor WC & Utility | Family Bathroom | Four Double Bedrooms | South-Facing Lawned Garden | Enclosed Courtyard | Great Location | Freehold | Council Tax Band E | EPC Rating: D



GROUND FLOOR 758 sq.ft. (70.4 sq.m.) approx. 1ST FLOOR 474 sq.ft. (44.0 sq.m.) approx. 2ND FLOOR 401 sq.ft. (37.2 sq.m.) approx.



Offers Over £535,000

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.

