



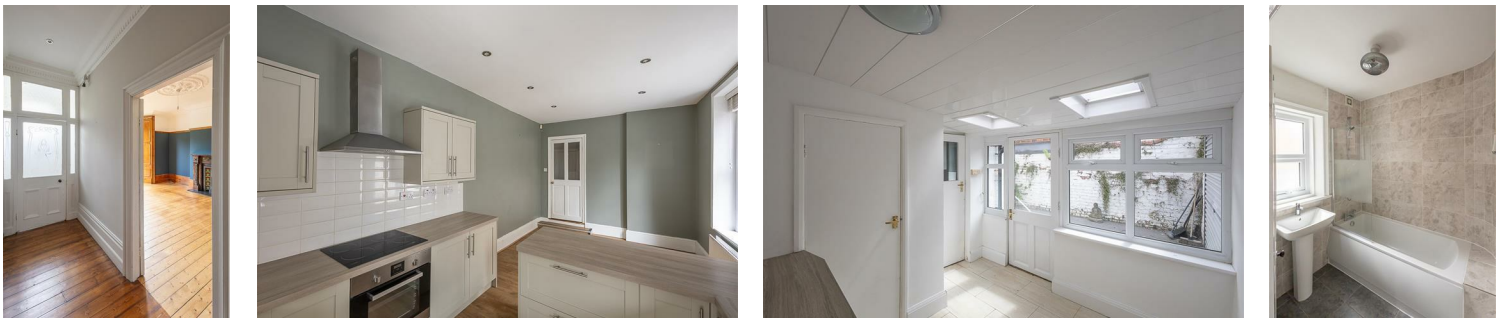


With tall ceilings, period features and no onward chain. This charming Edwardian terrace is ideally located on Ilford Road, High West Jesmond. Situated close to excellent local schools, Jesmond Dene and within striking distance of Ilford Road Metro Station, the property is also perfectly placed approximately halfway between the shops of Gosforth High Street & the café culture of Jesmond.

The accommodation briefly comprises: entrance porch through to entrance hall with stripped wood flooring, stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay, feature fireplace, decorative ceiling rose and stripped wood flooring; dining room with feature fireplace, decorative ceiling and dual windows; 18ft kitchen diner with a range of fitted units, work surfaces, breakfasting bar and three windows overlooking the yard; lean-to with storage cupboard, two sky lights and side door access to the yard. The first floor landing with two storage cupboards gives access to; four bedrooms, bedrooms one and two both sizeable doubles and bedroom one with walk in bay and feature fireplace; family bathroom with separate WC.

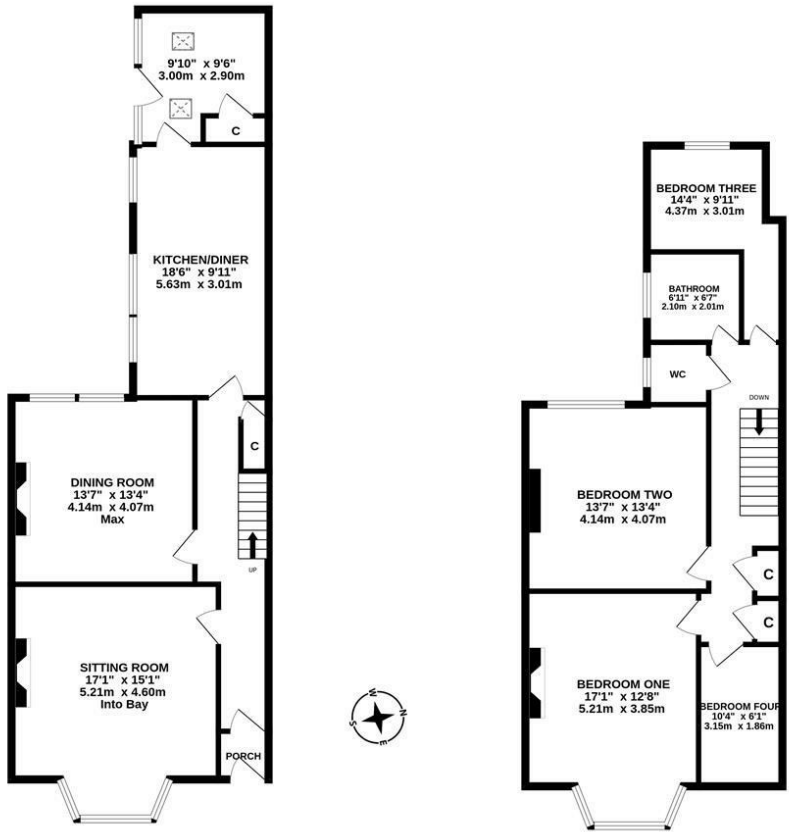
Externally, a pretty front town garden and an enclosed west facing yard with wall boundaries and roller shutter door access to the rear service lane. Early viewings are advised to appreciate this great family home.

Edwardian Mid-Terrace Family Home | 1,516 Sq ft (140.8m<sup>2</sup>) | Four Bedrooms | Sitting Room | Dining Room | 18ft Kitchen Diner | Lean-To | Family Bathroom with Separate WC | Front Town Garden & West Facing Rear Yard | Period Features | GCH | No Onward Chain | Great Location | Freehold | Council Tax Band D | EPC: D



GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.

1ST FLOOR  
711 sq.ft. (66.0 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-statements. 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 £395,000**

**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.

