



















This well presented and extended, three story Edwardian family home is ideally located on one of Fenham's most popular residential terraces. Simonburn Avenue, close to Newcastle City Centre is perfectly placed to give access to surrounding greenery, the Newcastle hospitals and only a short walk from one of the region's finest independent schools. Well-presented throughout, the house manages to retain many fine features associated with the period and mixes old and new with excellence.

Boasting 1,800 Sq ft, the accommodation briefly comprises; entrance porch through to entrance hall with staircase to first floor and under stairs storage; lounge with tall ceilings, walk-in bay, feature period fireplace and decorative ceiling rose; dining room with north-west facing door to the rear, decorative ceiling rose, exposed brickwork and stripped wood flooring; a generous and 19ft kitchen/diner with fitted wall and base units together with work surfaces and a door leading out to the rear yard. To the first floor, the landing with built in storage give access to three bedrooms, the larger two both with period fireplaces and family bathroom, complete with four piece suite and including a free standing roll top bathtub. To the extended second floor, two further bedrooms, both with Velux windows. Externally, a pleasant town garden to the front and an enclosed noth-west facing courtyard garden to the rear with, patio areas, wall boundaries and gated access to the rear service lane. With gas central heating and no onward chain, an early internal inspection is essential!

Early Edwardian Terrace | 1,800 Sq ft (167.2m2) Five Bedrooms | Dining Room | Lounge | 19ft Kitchen/Diner | Stylish Family Bathroom | West Facing Courtyard Garden | Period Features | Well Presented | Great Location | Freehold | Council Tax Band C | EPC Rating: D

EPC - D

Offers Over £325,000

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 quaranteed





2ND FLOOR 344 sq.ft. (32.0 sq.m.) approx















