

# BRUNTON

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## RESIDENTIAL



**WOODTHORNE ROAD, HIGH WEST JESMOND, NE2**

**Offers Over £395,000**



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Great Edwardian Mid Terrace Located within Striking Distance of Ilford Road Metro Station, Boasting a Lovely Lounge, Open Plan Kitchen/Diner, Three Bedrooms Including a Full Width Principle Bedroom and Family Bathroom, Private South West Facing Enclosed Rear Courtyard!

This super, Edwardian terraced home is ideally situated on Woodthorne Road, High West Jesmond. Woodthorne Road is perfectly placed and is situated just a short walk from excellent local shops, cafes, restaurants and amenities.

The property is also positioned close outstanding local schooling and to the cafe culture of central Jesmond as well as Gosforth High Street.



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The internal accommodation comprises: Entrance hall with stairs leading to the first floor and a ground floor guest cloakroom and WC. To the right hand side of the hallway is a good sized lounge with feature fire, walk-in bay window and decorative ceiling. To the rear of the ground floor is a dining room which in turn is open to the kitchen area with Belfast sink and door leading out onto the rear courtyard.

The stairs then give access to the first floor with store cupboard and lead to two good sized double bedrooms. The principal bedroom occupies the full width of the property (and was previously two rooms which could very easily be converted back should it be desired). To the rear of the first floor is a family bathroom which is fully tiled with four piece suite.

The stairs then lead to the second floor, which was extended by a previous owner, and leads to a third double bedroom with 'Velux' windows and study area.

Externally, the property offers a small town garden to the front and to the rear is a walled and enclosed south west facing courtyard which is gravelled with gated access out onto the rear lane.





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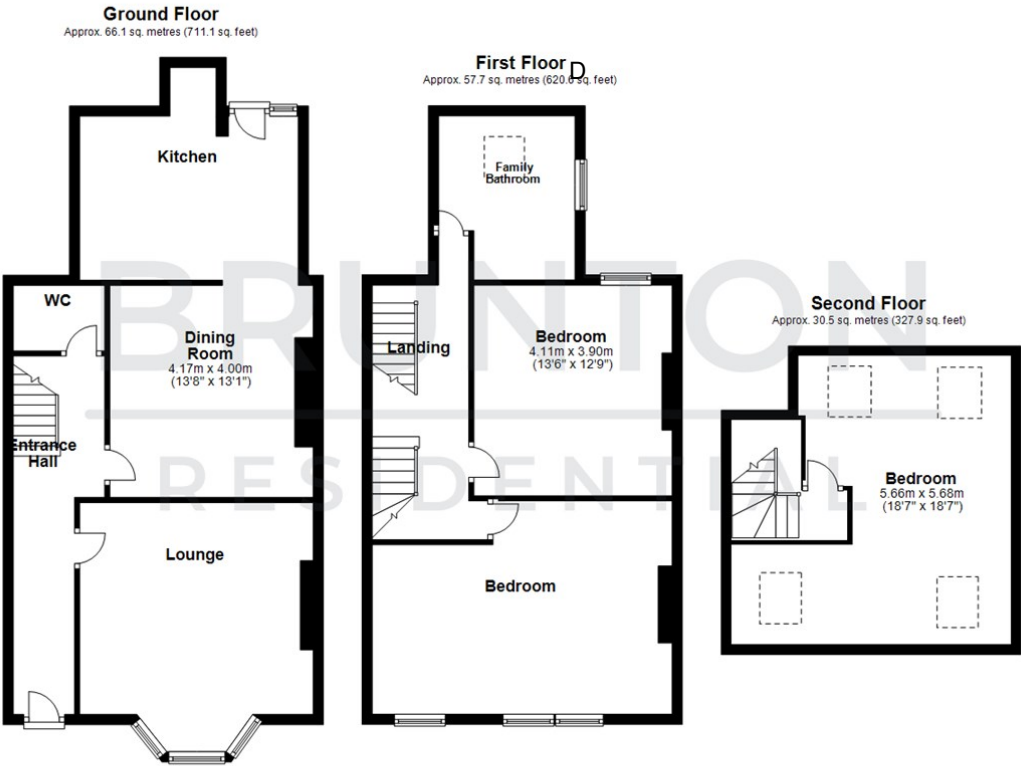
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		