



Jesmond Park West
Offers in excess of £375,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS WELL APPOINTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE MUCH SOUGHT AFTER JESMOND PARK WEST, WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING THE FREEMAN HOSPITAL, PADDY FREEMANS PARK AND DAVID LLOYD FITNESS CENTRE.

In the family of the current owners for approximately 40 years, this wonderful home has been exceptionally well maintained internally and externally boasts a wonderful phased garden to the rear which has been divided into 2 equally impressive, well established areas.

The accommodation comprises: Entrance hall, WC, lounge, dining room and fitted kitchen. To the first floor, there are 3 bedrooms and a good size family bathroom/WC.

Additional benefits include gas central heating and UPVC double glazing. Externally, there is a driveway to the front, an attached garage and 2 beautiful gardens to the rear.

Entrance hall: Double glazed entrance door, staircase to first floor, understairs cupboard, carpet and double radiator.

WC: Double glazed window to the side, WC, hand basin.

Lounge: 14'7 into bay x 14'2 into alcoves: Double glazed bay window to the front, marble fireplace with gas fire, alcoves, telephone point, television point, coving to ceiling, carpet.

Dining room: 15'6 into bay x 13'5 into alcoves: Double glazed bay window to the rear, marble inset and hearth with gas fire, coving to ceiling, double radiator and carpet.

Kitchen: 11'7 x 7'6: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine, part tiled walls, tiled floor, double radiator, double glazed window to the side and double glazed door to the rear.

First floor landing: Carpet and double glazed window to the side.

Bedroom 1: 15'5 into bay x 12'6 into alcoves: Double glazed bay window to the front, alcoves, coving to ceiling, carpet and double radiator.

Bedroom 2: 12'9 x 12'0: Double glazed window to the rear, fitted bedroom furniture, carpet and radiator.

Bedroom 3: 8'7 x 8'7: Double glazed window to the front, fitted bedroom furniture, built in wardrobes, carpet and double radiator.

Bathroom/WC: 8'0 x 7'9: White 4 piece suite comprising a panelled bath, step in shower cubicle, WC and hand basin. Tiled walls, tiled floor, heated towel rail and double glazed frosted window to the side.

Rear garden: Phased garden which has been split into 2 impressive areas and are mainly laid to lawn, with a paved patio and walkways, 2 garden sheds, a greenhouse and flower, tree and shrub borders.

