



16 Honister Avenue

High West Jesmond



SANDERSON
YOUNG





16 Honister Avenue High West Jesmond, NE2 3PA

Stunning Mid Terrace Family Home Boasting Four Bedrooms, Two Bathrooms, Fantastic Double Reception Room, Newly Fitted Kitchen with Diner & Generous Courtyard Garden!

This superb, four bedroom period terrace is perfectly situated in the popular residential area of High West Jesmond, a minutes walk from the Town Moor and Ilford Road Metro Station, as well as close to the wide range of amenities, good local primary schools, shops, cafes, bar/restaurants in Gosforth and Jesmond.

The house has retained lovely original and period features including original fireplaces to the reception rooms and some bedrooms, decorative ceiling coving and picture rails, original internal doors and sash windows. The house offers accommodation which is set over three floors and has an enclosed rear courtyard garden with on street parking.

Price Guide:

Offers Over £495,000

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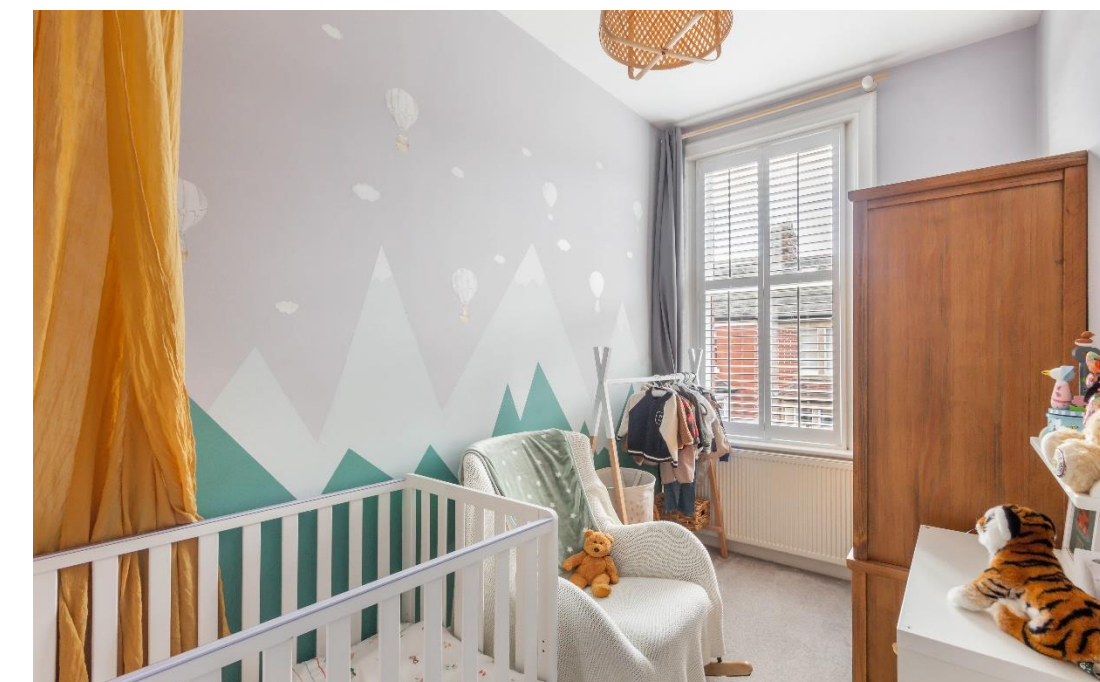
Boasting in excess of 1,700 sq.ft, the internal accommodation comprises: Entrance vestibule | Main hallway with feature tiled flooring and staircase leading to the first floor | Double reception room with dining room to the front, benefitting from a lovely bay window with plantation shutters, as well as a feature gas fireplace | Living room to the rear with glazed oversized bespoke doors to the rear courtyard | Generous kitchen/diner to the rear with access onto the rear courtyard. The kitchen has been newly fitted and offers contemporary worktops and cabinetry, as well as integrated appliances throughout | Utility cupboard.

The staircase then leads up to the first floor landing and gives access onto three bedrooms | Bedrooms one & two are both generous double bedrooms, situated to the front and rear, and enjoy feature period fireplaces with tiled insert | Bedroom three is a smaller single/study | The family bathroom is accessed just off the landing and offers a wonderful four piece suite with standalone tub | Separate guest WC.

The staircase then continues up to the loft conversion and onto a useful open study space | Bedroom four is a further double bedroom with Velux windows and storage within the eaves | Ensuite shower room/wc.



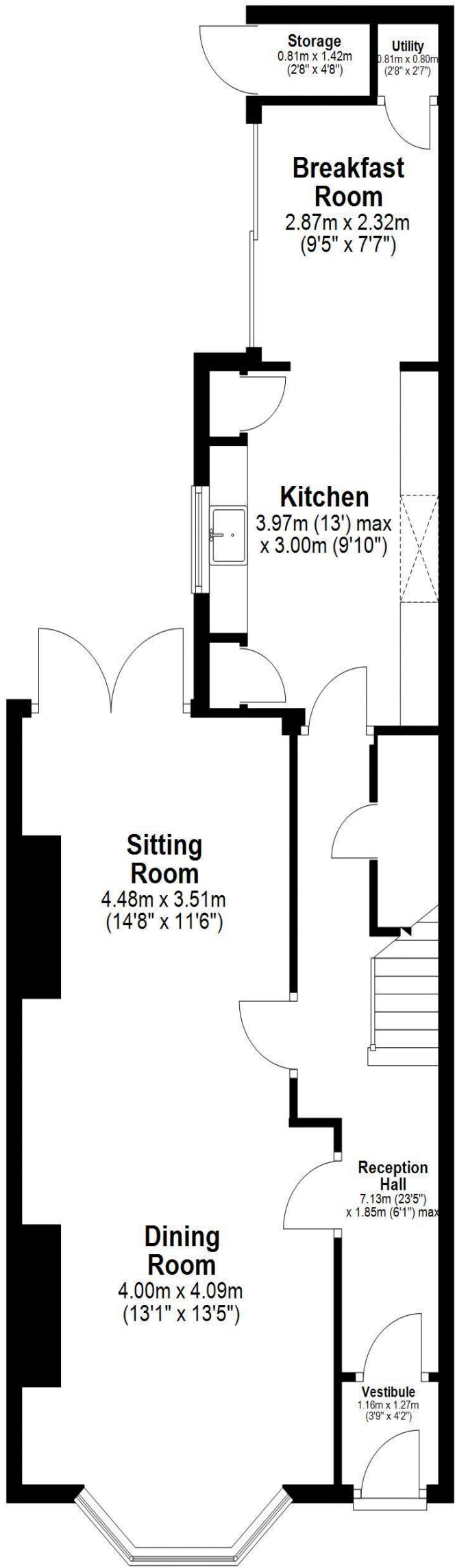
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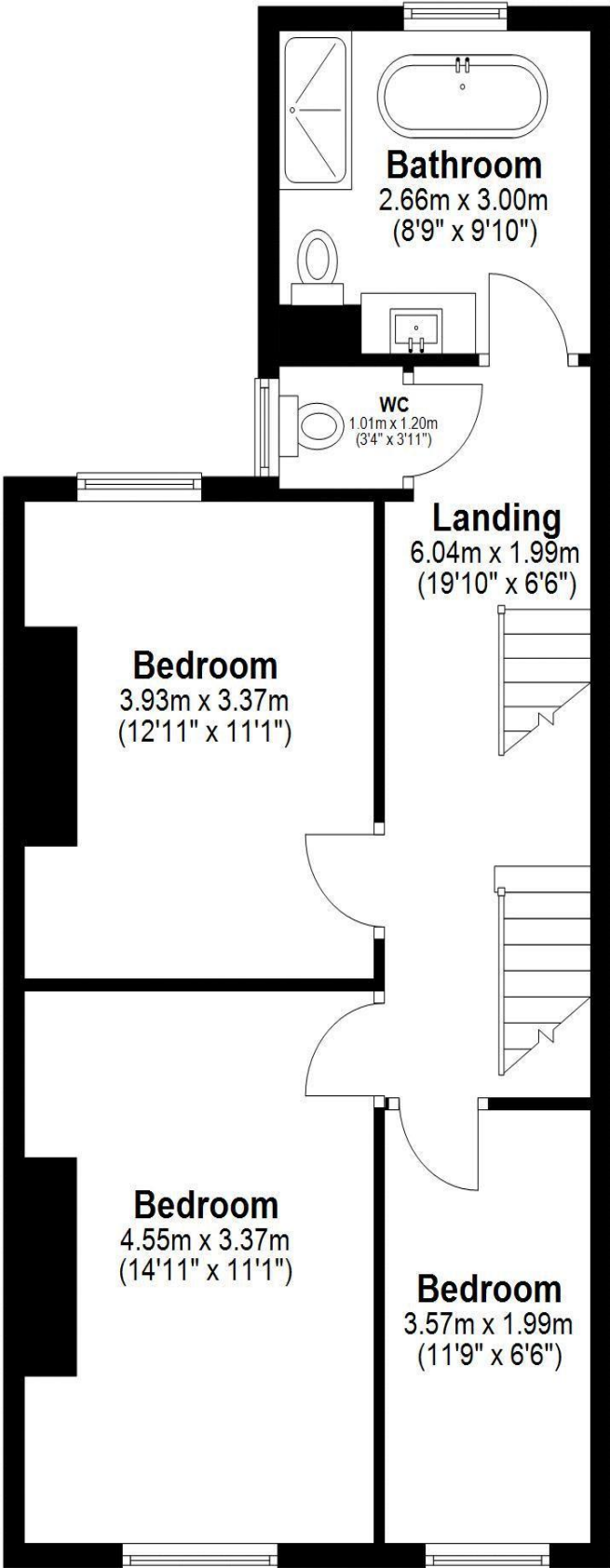
Ground Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



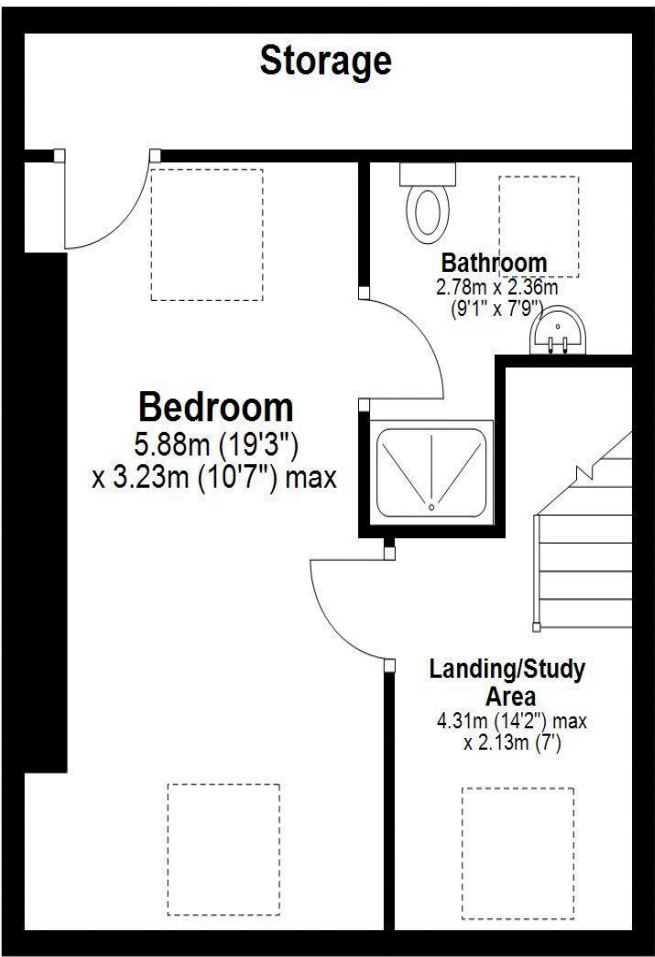
First Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



Second Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Externally, the property benefits from a front town garden | To the rear is a beautifully presented courtyard garden which is laid partially to decking and partially to artificial lawn | Useful store | Access onto the rear service lane.

Immaculately presented throughout, with no onward chain, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer in this stunning family home.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating D

Total area: approx. 163.9 sq. metres (1764.3 sq. feet)

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