



93 Beatty Avenue

High West Jesmond



SANDERSON
YOUNG





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High West Jesmond

Beautifully Presented & Substantial Semi Detached Home Boasting Three Bedrooms, Attractive Family Bathroom, Two Reception Rooms, Open Plan Kitchen/Diner, Separate Utility, Garage, Driveway for One Vehicle and a Generous Rear Garden! This great three bedroom, semi-detached family home, is ideally located on the desirable Beatty Avenue, High West Jesmond.

Located just off from Jesmond Dene Road, Beatty Avenue is perfectly placed to provide easy access to outstanding local schooling, both central Jesmond and Gosforth with their excellent array of shops, cafes and restaurants, and also Ilford Road and South Gosforth Metro Stations, which are both only a short walk away providing excellent transport links into Newcastle City Centre and throughout the region.

Price Guide:
Offers Over £450,000

3 2 1





Set over three floors, the internal accommodation comprises: Entrance vestibule with cloaks store | Main hallway with staircase leading up to the first floor | Ground floor WC | Front living room with bay window and feature fireplace | Impressive open plan kitchen/diner with access onto the rear terrace | The kitchen is well equipped with modern cabinetry/worktops, integrated appliances throughout and central island with breakfast bar.

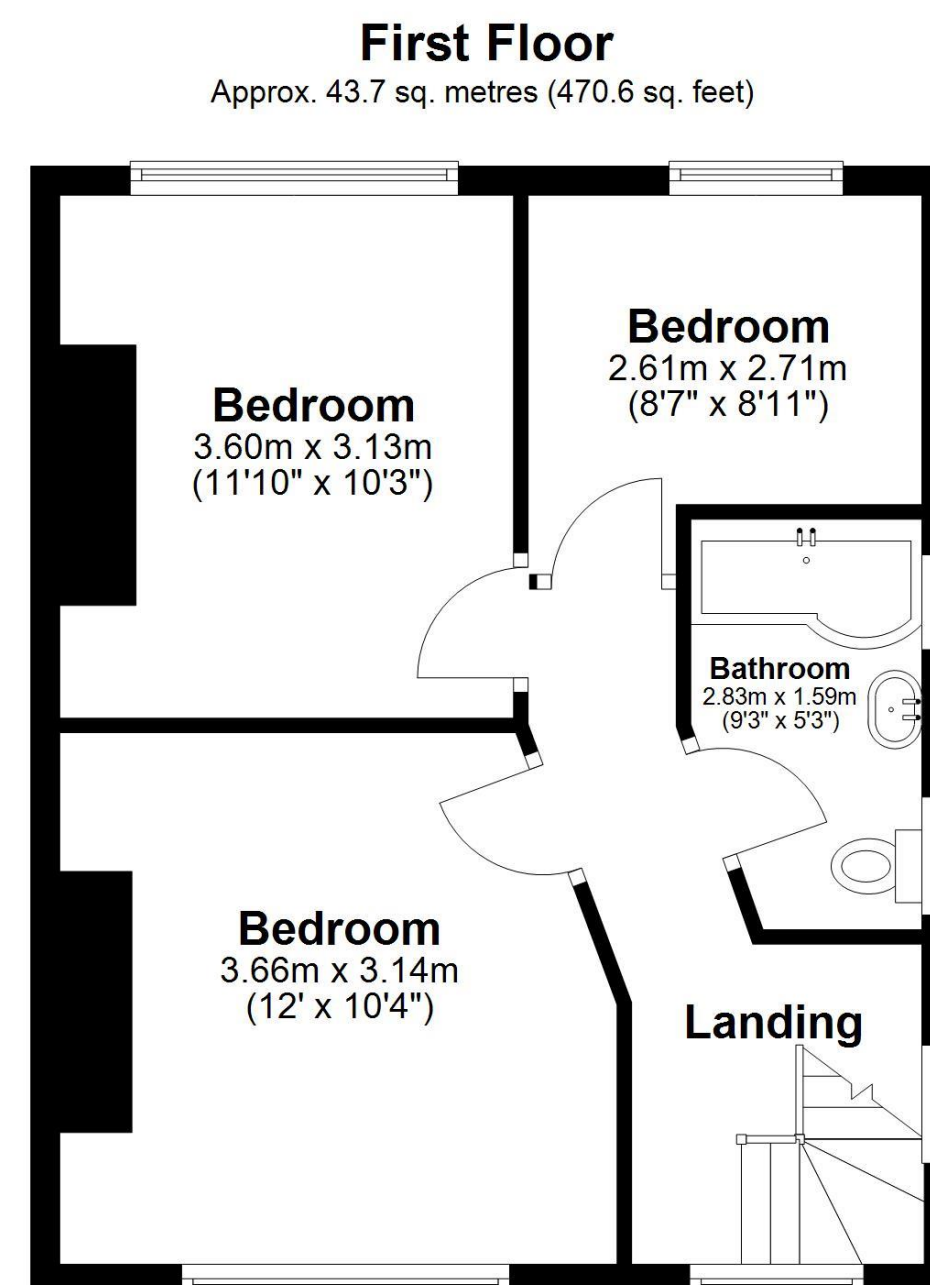
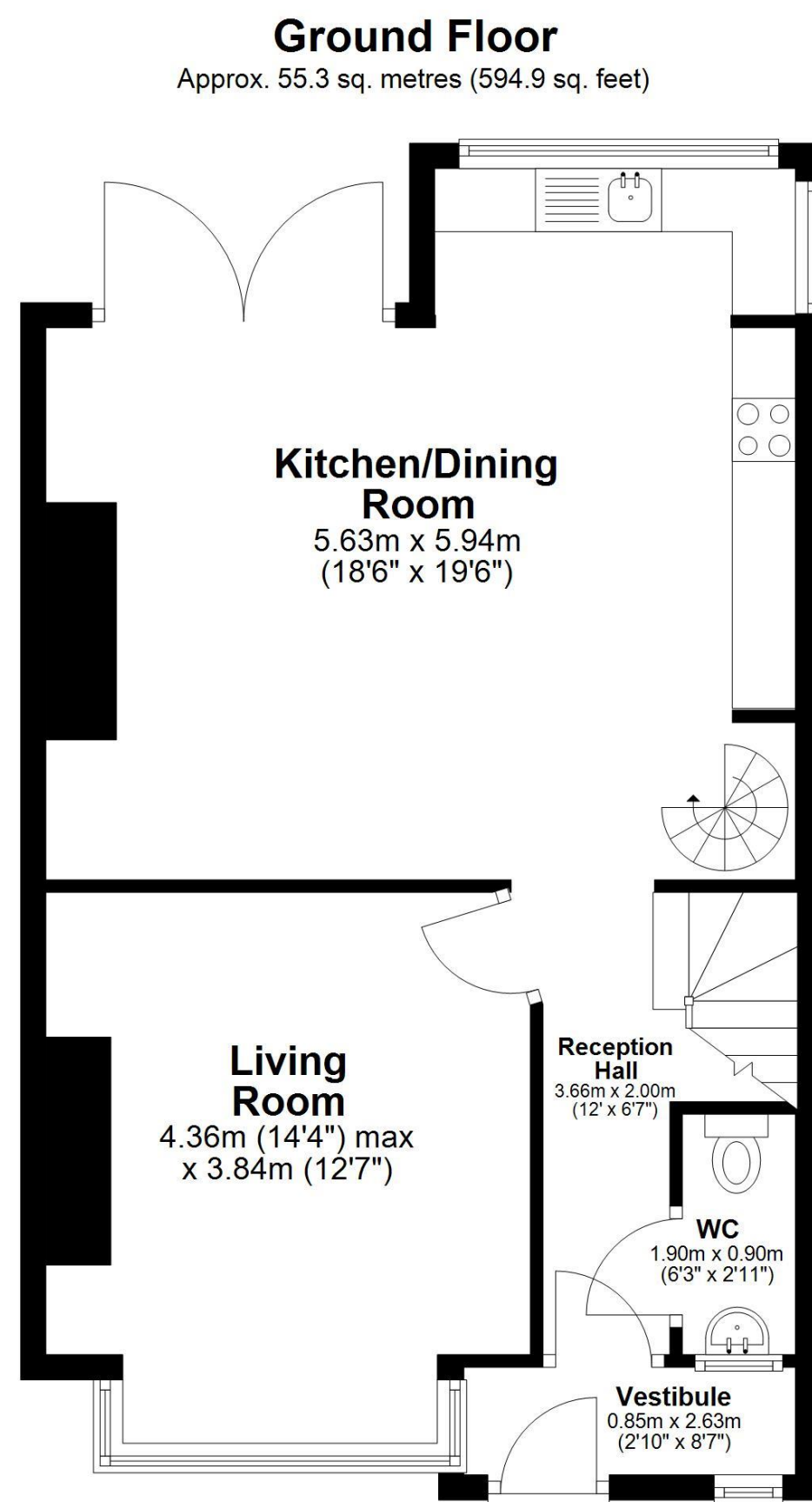
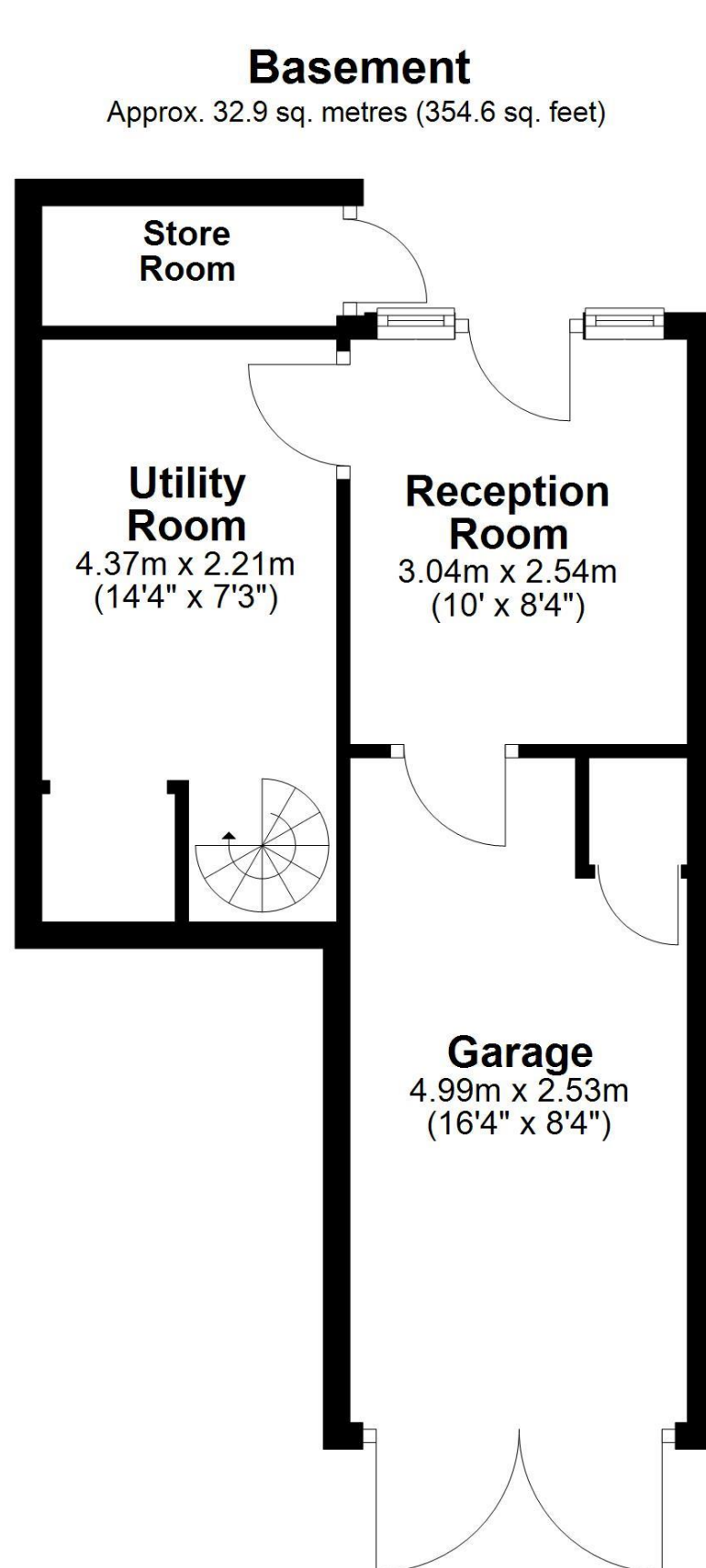
The staircase then leads down to the lower ground floor and gives access onto a handy utility room | Second reception room, which is ideal as a snug or study space, and offers access onto the rear gardens | Integral access into the single garage. The ground floor staircase then leads up to the first floor landing and onto three bedrooms | Bedrooms one and two are both generous sized doubles, placed to the front and to the rear of the property | Bedroom three is a single bedroom | The family bathroom offers a well presented three piece suite.



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Total area: approx. 131.9 sq. metres (1420.1 sq. feet)
93 Beatty Avenue, -



Externally, the property is approached via a hard landscaped front garden, and offers a driveway for off street parking for one vehicle | To the rear of the property offers a raised decked terrace leading out from the kitchen, which is a great entertaining space | The terrace leads down to the main garden, which is laid predominantly to lawn with fenced borders | To the rear of the garden is a newly installed decked terrace which enjoys all the late afternoon and evening sun.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this great semi-detached family home simply demands an early inspection and internal viewings are strongly advised!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating TBC

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