



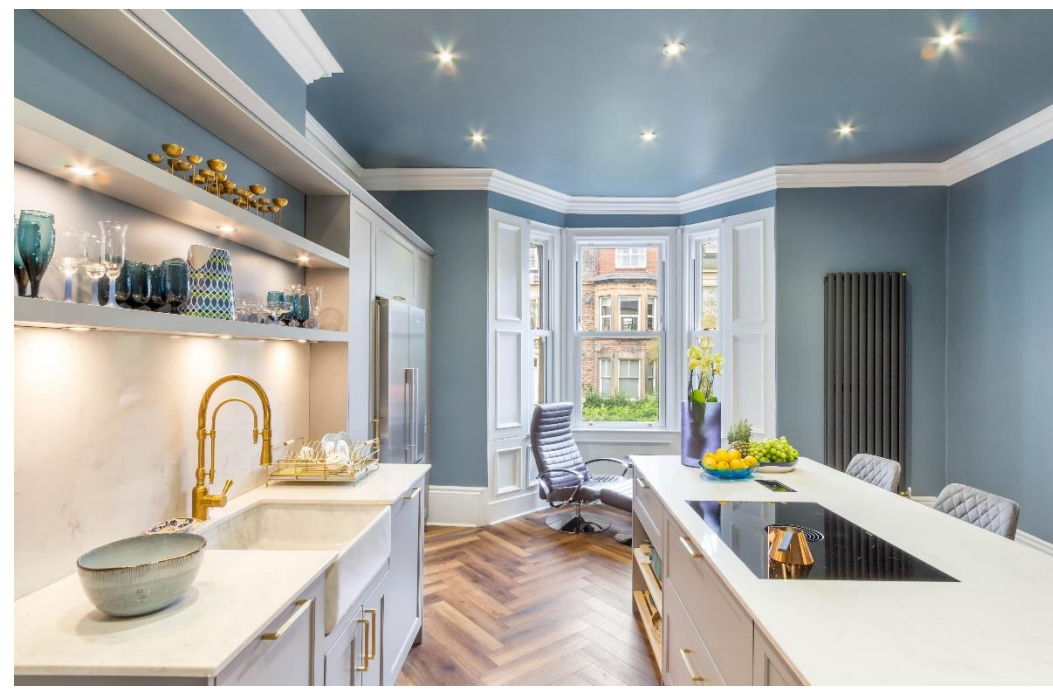
# 41 Eskdale Terrace

Jesmond



SANDERSON  
YOUNG





## 41 Eskdale Terrace Jesmond

A handsome three-storey, four bedroom double fronted period house, ideally located on Eskdale Terrace in the very heart of Jesmond's Brandling Village Conservation Area - newly refurbished with a stylish new kitchen, bathrooms, double glazed sash windows and stunning internal décor, with a west facing garden, and roof terrace above the single garage.

This four bedroom end terrace house, with a west facing front garden and circa 2100 sq ft, has been fully refurbished to a high specification over the last 2 years, with great attention to detail in both the quality & design of materials used.

A new contemporary 'Keller' kitchen has been installed by Ravens Kitchen Design, luxury bathrooms fitted with Lusso products, new double glazed sash windows, new front door, flooring, carpets and redecoration throughout.

The impressive period home is perfectly placed adjacent to the shops of Clayton Road and is only a short walk from Jesmond Metro Station, excellent state & private schools, and Newcastle City Centre, the Royal Victoria Infirmary, and Newcastle's Universities.

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### Price Guide:

Offers Over £650,000

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Ground floor - Vestibule with a bespoke Acoya wood front door painted in Farrow & Ball Studio Green, with Heritage fittings and brass door furniture fitted by Ochiltree Bespoke Joinery of Hexham | Fabulous reception hallway with new Herringbone flooring and a staircase to the first floor - double doors lead to both the sitting room and kitchen/dining room | An impressive sitting room with new Herringbone flooring, three sash windows to the front elevation and a contemporary gas fire set within a fireplace | Beautiful newly fitted 'Keller' kitchen, with a large Carrara quartz central island and splash back, Lusso Carrara polished marble Belfast sink with a brushed gold traditional pull out mixer tap, integrated appliances including a Neff oven, microwave, dishwasher, a Bora Pure induction hob with extraction and Fisher & Paykel freestanding fridge freezer | A newly created utility room with plumbing for a washing machine and a range of cabinets | A half landing then leads to a second laundry room with a cupboard housing the gas boiler and a door giving access to the staircase leading to the roof terrace, positioned above the single garage.

First floor - Stunning master bedroom decorated with Graham & Brown wallpaper, two sash windows to the front, two built in wardrobes, ceiling coving and a door to the ensuite bathroom | Luxury ensuite bathroom with a beautiful Lusso roll top bath with ball and claw feet, Arabescato marble basin and rose gold taps shower heads, towel rails, a walk-in shower with Rainfall head, underfloor heating and sash window | Bedroom two, beautifully decorated in Versace wallpaper, two sash windows to the front elevation, built in wardrobe, with ceiling coving | Shower room with 'Porcelanosa' tiling and Lusso sanitaryware, walk in mains shower with a Rainfall head, Capri Pietra grey marble wall hung basin with black taps, shower head, towel rails, under floor heating and a storage cupboard.



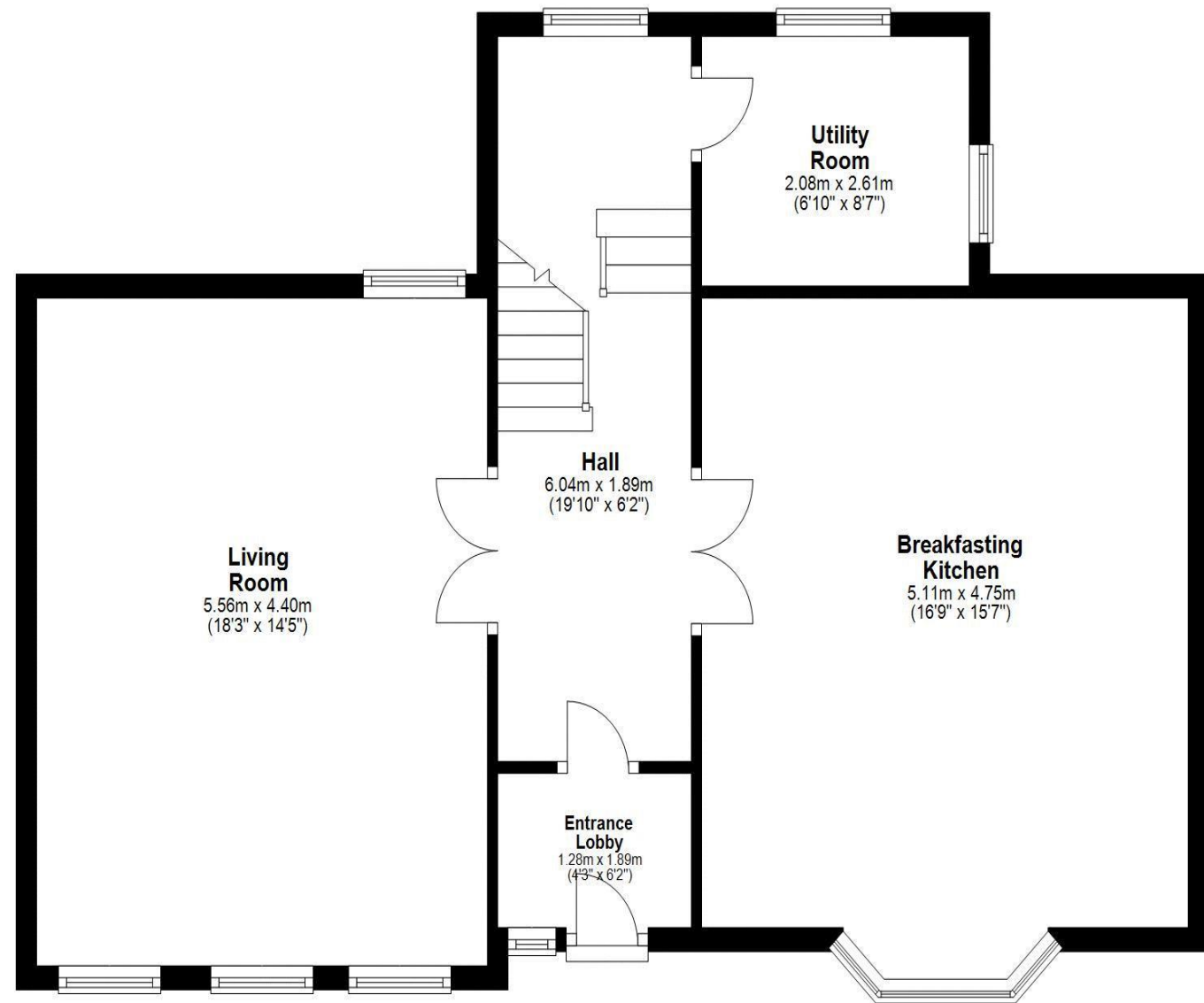
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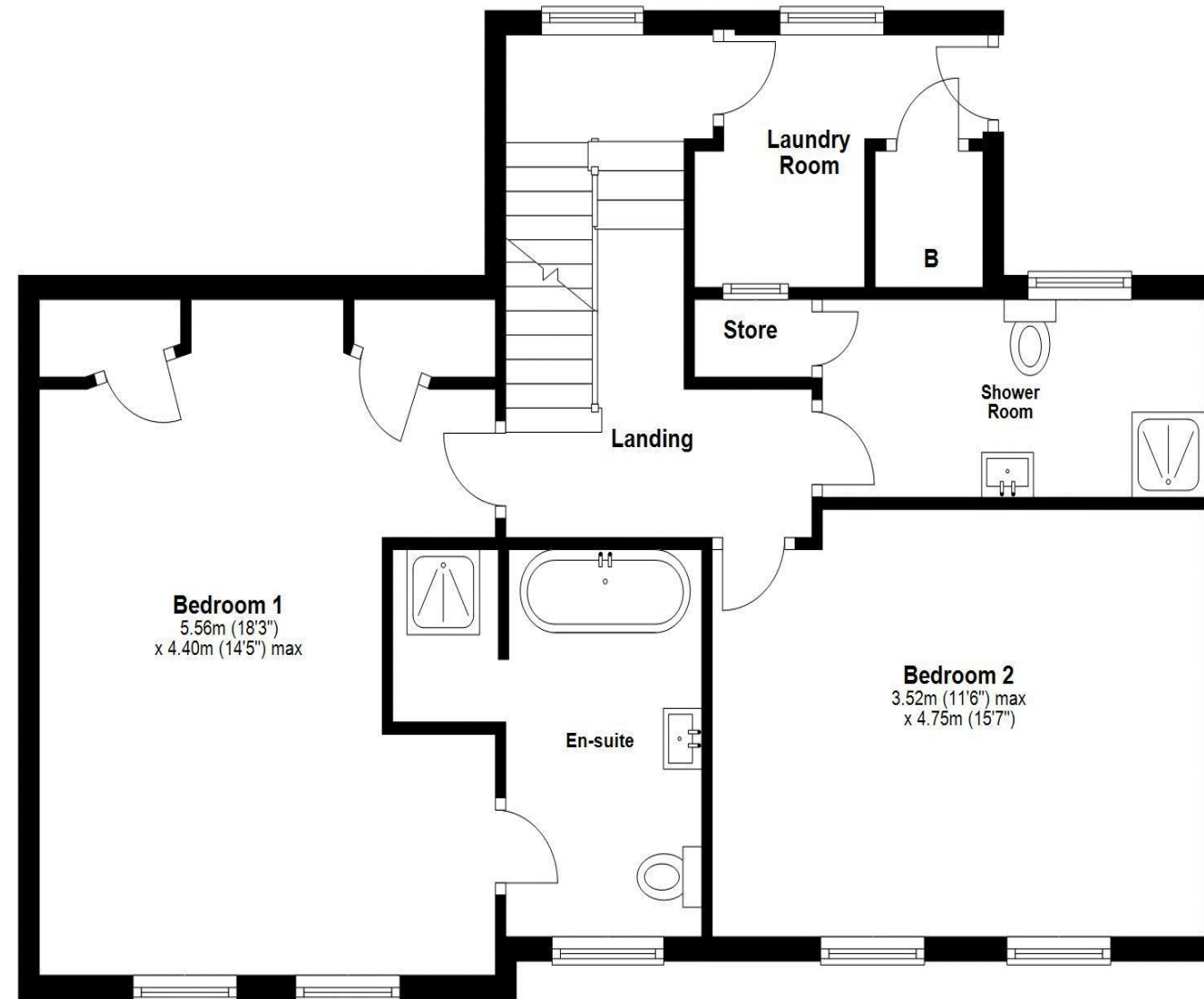
### Ground Floor

Approx. 70.0 sq. metres (753.2 sq. feet)



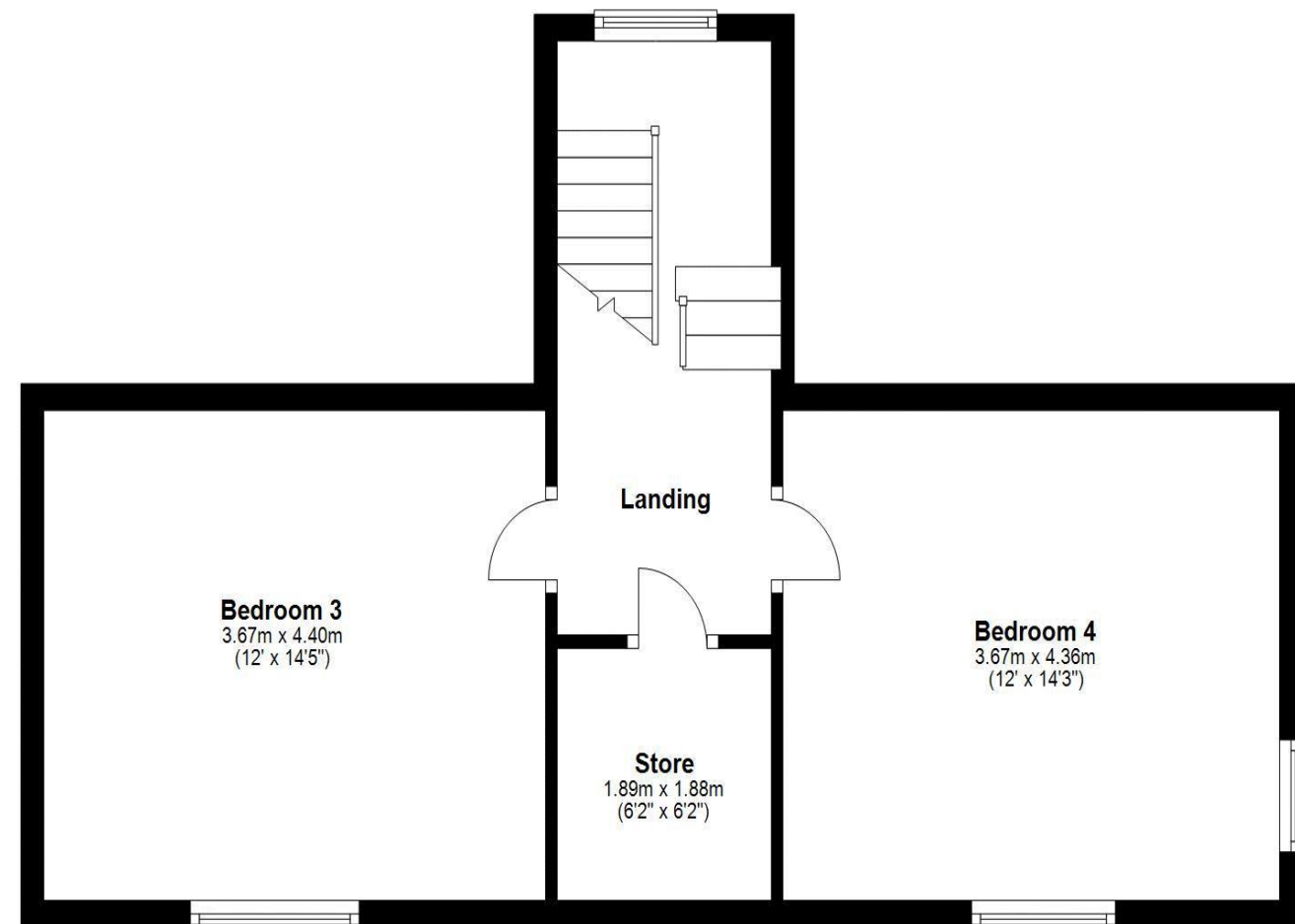
### First Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



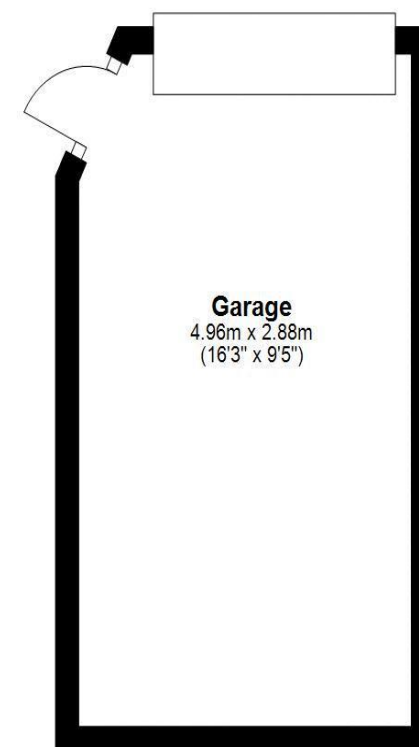
### Second Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



### Garage

Approx. 14.0 sq. metres (151.1 sq. feet)



Total area: approx. 199.2 sq. metres (2144.1 sq. feet)

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Second floor - The staircase continues to the second floor landing, with a walk in storage/linen cupboard | Double bedroom three, with a dormer window with leaded detail and useful storage into the eaves | Fourth double bedroom with a dormer window to the front, original period cast iron fireplace and additional window to the side.

Externally - The property benefits from two garden areas to the front, with the ground floor flat having only easement access from front gate pathway to their front door. A decked roof terrace above the single garage accessed from laundry room on half landing. Single garage accessed from the rear lane.

Services | Mains; Electricity, Gas, Water | Tenure; Freehold | Council Tax; Band E | Energy Performance Certificate: Rating E



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