



## Manor House Road Jesmond

Recently refurbished & extended mid terrace family home

Four double bedrooms

Three reception rooms

Superb open plan dining kitchen

Double glazing & gas central heating

Stunning modern bathroom and separate shower room

Freehold

EPC rating C / Council tax band TBC

Offers in excess of **£525,000**

ROOK  
MATTHEWS  
SAYER

0191 281 6700  
51 St Georges Terrace, Jesmond, NE2 2SX

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

# Manor House Road Jesmond

## PROPERTY DESCRIPTION

Welcome to this immaculate terraced property located in the desirable area of Jesmond, close to Jesmond Dene, offering a perfect blend of character and modern living.

As you step inside, you are greeted by high ceilings and an open-plan layout that enhances the sense of space and light throughout. The property boasts three reception rooms, each offering its own unique charm. One reception room features a period fire surround, while another provides a versatile space for you to tailor to your needs.

The open-plan kitchen is a true highlight, recently refurbished and equipped with modern appliances, a kitchen island, and a dining space perfect for entertaining. The roof lantern and French doors flood the room with natural light, creating a warm and inviting atmosphere.

Upstairs, you will find four double bedrooms, each with its own character. The master bedroom offers a spacious retreat, while the other bedrooms feature period fire surrounds adding a touch of elegance. The two newly refurbished bathrooms are both stylishly designed, with one boasting a four-piece suite.

This property is ideal for families and couples looking for a home that seamlessly combines traditional features with contemporary living. Don't miss the opportunity to make this house your own and enjoy all that it has to offer.

## GROUND FLOOR

### ENTRANCE PORCH

Glazed top light entrance door, inset floor mat, oak effect herring bone design LVT flooring, coving to ceiling, dado rail.

### ENTRANCE HALL

Part glazed entrance door, stairs case to first floor with spindle banister, under stairs cupboard, convector radiator, coving to ceiling, dado rail.

### LOUNGE – 13'9 into alcove x 18'1 into bay (4.19m into alcove x 5.51m into bay)

Double glazed bay window the front, two alcoves, coving to ceiling, ceiling rose.

### SITTING ROOM – 14'9 x 11'2 into alcove (4.50m x 3.40m into alcove)

Period style fireplace, fitted cupboard, tiled inset and hearth, one alcove, picture rail, coving to ceiling. Archway to:

### BREAKFAST KITCHEN – 16'8 x 16'2 max (5.08m x 4.93m max)

Fitted with a range of wall and base units, contrasting work surfaces with upstands, single sink unit, built in induction hob with extraction, island with inset hob and over counter lighting, wall light points, integrated dishwasher and double oven, convector radiator, double glazed French doors to the rear, orangery roof lantern.

### UTILITY ROOM – 6'5 x 4'11 (1.96m x 1.50m)

Space for auto washer, space for auto dishwasher, double glazed window to the rear, door to ground floor w.c and reception/office.

### STUDY/PLAYROOM/RECEPTION/MORNING ROOM – 13'7 x 7'6 (4.15m x 2.29m) – off utility room

Double glazed window to the rear, convector radiator.



### **CLOAKROOM/W.C – off utility room**

Low level w.c, pedestal wash hand basin, part tiled walls, extractor fan, convector radiator.

### **HALF LANDING – Access to roof space**

### **BATHROOM/W.C**

White 4 piece suite comprising double ended panelled bath, wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level w.c with concealed cistern, heated towel rail, double glazed frosted window to the rear, contrasting wood effect LVT flooring.

### **SHOWERROOM W/C**

Low level w.c with concealed cistern, wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, double glazed frosted window to the rear, heated towel rail, contrasting wood effect LVT flooring.

### **FIRST FLOOR LANDING**

### **BEDROOM 1 - (MASTER BEDROOM) 18'1 max x 15'4 (5.51m max x 4.67m)**

Two double glazed windows to the front, two alcoves, coving to ceiling, convector radiator, period style fireplace, tiled inset and hearth.

### **BEDROOM 2 – 15'2 max x 11'2 max (4.62m max x 3.40m max)**

Double glazed window to the rear, built in cupboard, one alcove, coving to ceiling, convector radiator, period style fireplace, inset and hearth.

### **SECOND FLOOR LANDING**

### **BEDROOM 3 – 11'7 narrowing to 10'10 max x 16'10 max (3.53m narrowing to 3.30m max x 5.13m max)**

Skylight to front, cast iron fire surround, access to roof space, convector radiator.

### **BEDROOM 4 – 12'1 x 10'3 (3.68m x 3.12m)**

Skylight to rear, cast iron fire surround, access to roof space, convector radiator.

### **EXTERNAL**

### **FRONT GARDEN**

Small town garden, mainly gravelled, block paved pathway.

### **REAR YARD**

Rear vehicular access, roller shutter door, cold water point, electric point.

### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET PARKING

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **TENURE**

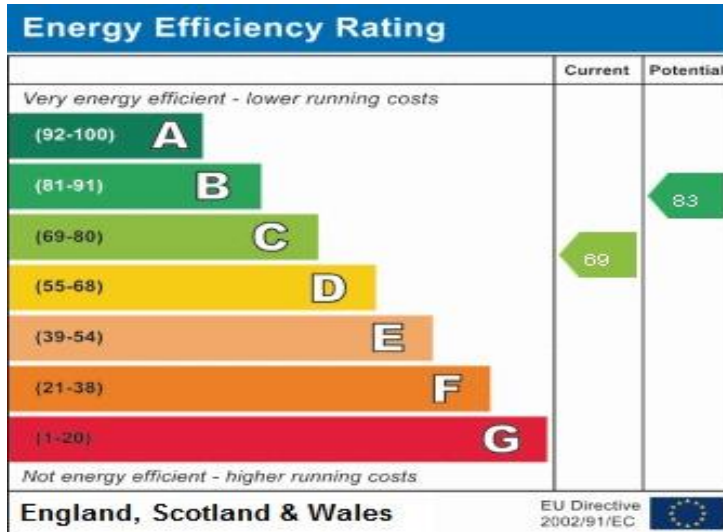
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: TBC

EPC RATING: C

JR00004196.MJ.KC.22/03/24.V.2





**Ground Floor**  
Floor area 95.5 m<sup>2</sup>  
(1,028 sq.ft.)

**First Floor**  
Floor area 66.2 m<sup>2</sup>  
(712 sq.ft.)

**Second Floor**  
Floor area 44.8 m<sup>2</sup>  
(482 sq.ft.)

**MANOR HOUSE ROAD**

**TOTAL: 206.5 m<sup>2</sup> (2,223 sq.ft.)**

**VERSION 1**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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