25 Beatty Avenue

Jesmond



25 Beatty Avenue, Jesmond, NE2 3QN

Extended Semi-Detached Family Home Boasting Two Reception Rooms plus an Open Plan Kitchen/Diner, Utility/Store, Two Refitted Family Bathroom's, Delightful West Facing Lawned Rear Gardens & Off-Street Parking!

This great 1930s, semi-detached family home, is ideally situated to the west backing side of the desirable Beatty Avenue, High West Jesmond. Beatty Avenue offers easy access to excellent local schooling and is perfectly placed to give direct access to Ilford Road Metro Station, Jesmond Dene, the café culture of Jesmond and the excellent shopping facilities of Gosforth High Street.

Boasting in excess of 1,750 sq/ft, the internal accommodation comprises: Entrance hallway with staircase leading to first floor | Integral access into the garage store | Generous front sitting room with feature bay window and log burning stove | Rear reception room, offering versatile accommodation, with access to the gardens | Extended kitchen/diner with dual Velux windows and glazed French doors onto the gardens | The kitchen is well equipped with solid wood cabinetry, Corian worktops and integrated appliances throughout | Utility room.













The staircase leads up to the first floor landing and onto three/four bedrooms | The principal bedroom is positioned to the front of the property and enjoys a comfortable double room with bay window and fitted storage | Bedrooms two and three are further double rooms | Bedroom four is currently fitted as a study but could offer a smaller single bedroom | To the first floor are two family bathrooms, both of which offer contemporary three piece suite's, one of which offers a walk in shower and the other a shower over the bath.

The staircase continues up to the loft conversion and onto a further double bedroom | Ample eaves storage.

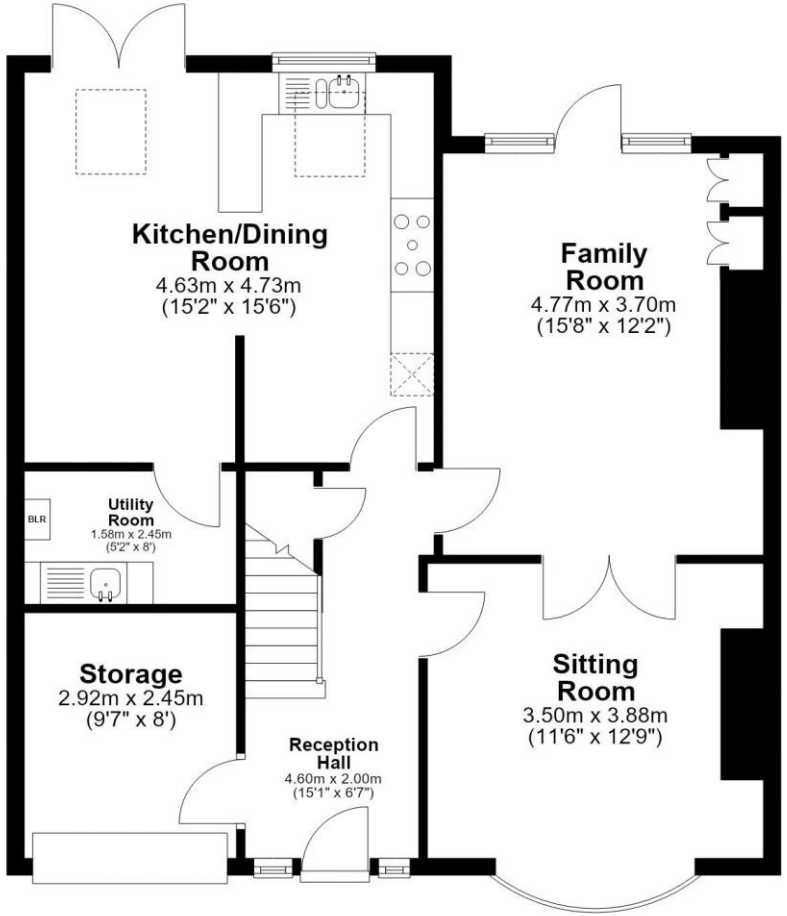
Externally, the property is approached via a block paved driveway for off street parking for two vehicles | To the rear is a well maintained westerly facing garden, laid partially to lawn and partially to a block paved terrace. Beautifully presented throughout, early viewings are strongly encouraged at this fantastic family home!

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

Price Guide: Offers Over £550,000

Ground Floor

Approx. 76.3 sq. metres (821.2 sq. feet)



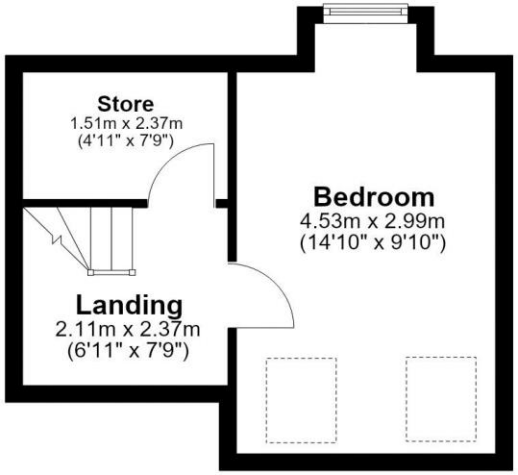
First Floor

Approx. 62.9 sq. metres (677.3 sq. feet)



Second Floor

Approx. 23.4 sq. metres (252.0 sq. feet)



Total area: approx. 162.6 sq. metres (1750.5 sq. feet)

25 Beatty Avenue, -



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