



65 Highbury

Jesmond



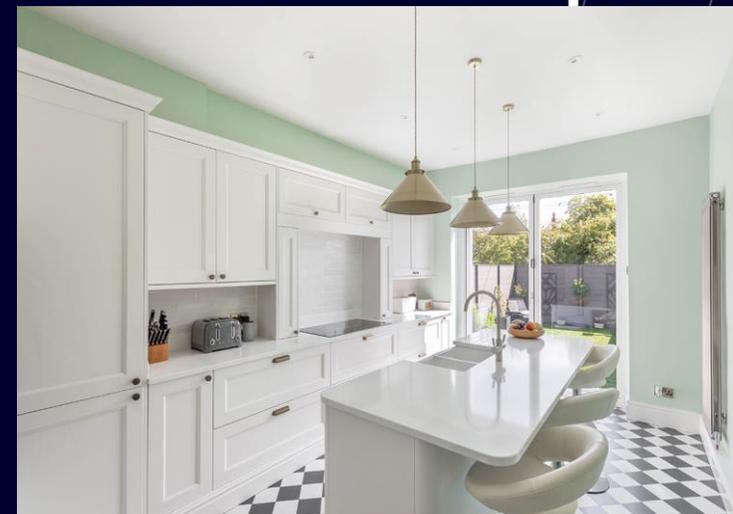
## 65 Highbury, Jesmond, NE2 3LN

Highly Impressive Edwardian Mid Terraced Home Boasting Four/Five Bedrooms, Two Bathrooms, Two Reception Rooms, Generous Kitchen, Raised Terrace, Rear Courtyard & Garage! The property offers fabulous open aspect views to the west and is placed close to outstanding local schooling, the excellent cafes, restaurants and transport links of central Jesmond and is also only a short walk into central Gosforth, both West Jesmond and Ilford Road Metro Stations and also the delightful Jesmond Dene.

The property has recently been refurbished to an extremely high standard throughout and now offers a beautiful turnkey family home in this highly sought after street.

Boasting in excess of 2581 sq.ft, the internal accommodation comprises: Entrance vestibule with reinstated stained glass window in the door | Entrance hall with beautiful feature tiled floors and cast iron radiators | Principal bedroom to the ground floor which offers a spacious double bedroom which has been tastefully redecorated, and benefitting from electric fireplace and lovely corning | Dressing room with bespoke fitted storage | Stylish ensuite shower room/wc | Utility room | Ground floor study/bedroom five with rear access.

The staircase then leads up to the first floor level and onto a stunning refitted kitchen | The kitchen boasts a range of integrated appliances, modern cabinetry & worktops, as well as a generous sized central island with breakfast bar | Guest WC | Highly impressive front drawing room, running the full width of the property, and offering bay window and feature fireplace | The drawing room is open to a further reception space/dining room with rear views.





The staircase then continues up to the second floor and onto three further bedrooms, of which two are large double rooms | Refitted family bathroom with four piece suite, including walk in shower.

Externally, the property is approached via a front town garden with reinstated wrought iron gates & railings, as well as newly laid paving | To the rear is a generous sized courtyard garden with access onto the service lane | Attached garage with up and over door | At first floor level, the kitchen leads out onto a unique and private rear terrace which is an ideal entertaining space in the warmer months.

The property has undergone significant renovation, with works including the treating of the brickwork/stonework to the front elevation, new boiler, electrical works, new bathrooms/kitchen, amongst many other works.

Early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this lovely period property!

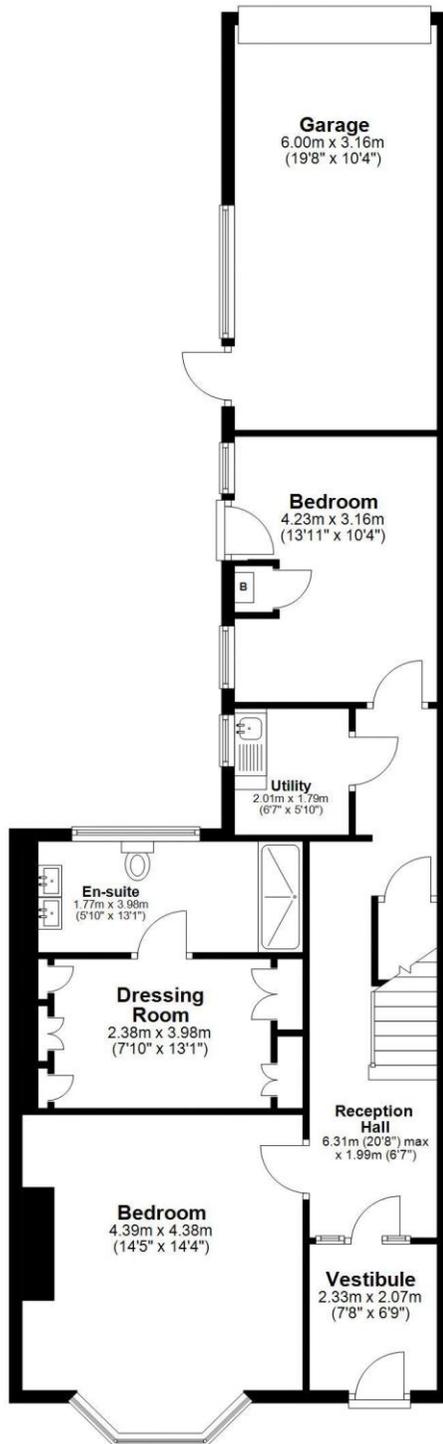
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Lease Remaining: 962 Years | Service Charge: N/A | Ground Rent: Peppercorn | Council Tax: Band C & D | Energy Performance Certificate: Rating E

**Price Guide: Offers Over £850,000**



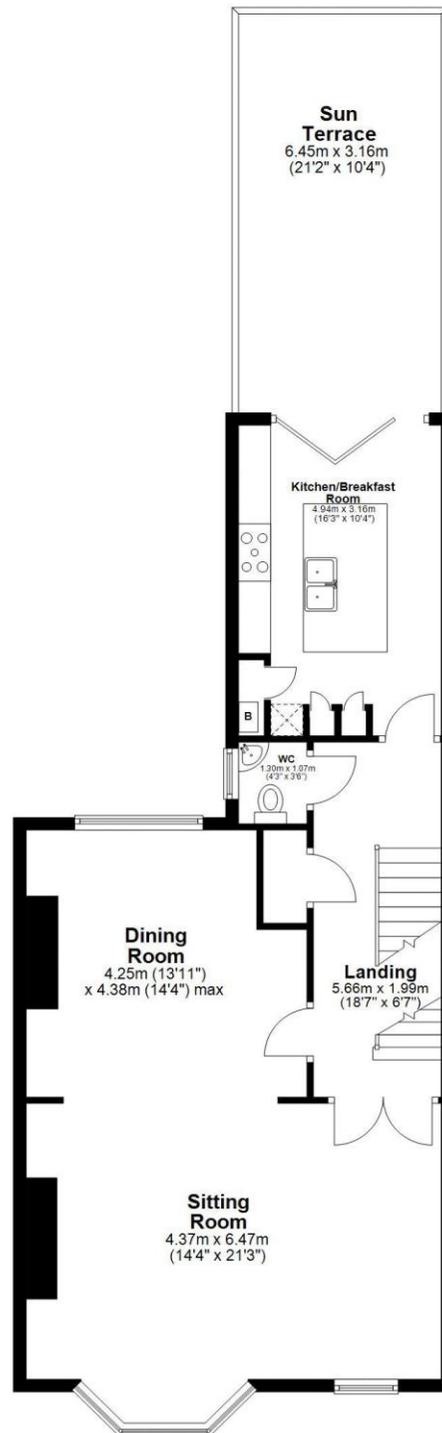
### Ground Floor

Approx. 98.3 sq. metres (1057.8 sq. feet)



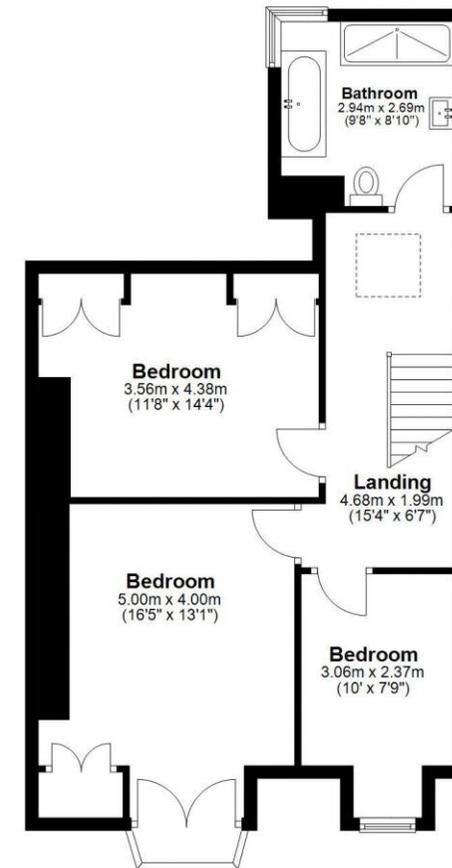
### First Floor

Approx. 77.3 sq. metres (831.6 sq. feet)



### Second Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



Total area: approx. 239.8 sq. metres (2581.7 sq. feet)

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# rare!

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