

Offers Over £595,000 Lesbury Road, Heaton, NE6



- Edwardian semi detached house
- Three storeys
- Five bedrooms
- Two bathrooms
- Double glazing
- Gas central heating
- Large dining kitchen
- Two reception rooms
- Character features

When any property goes up for sale on Lesbury Road, it always generates quite a buzz in the local market. This street is one of Heaton's and indeed Newcastle's most highly regarded, and for good reason. With popular local schools, places of worship, and Heaton Park all within walking distance, along with a great selection of independent cafes and restaurants, it's an area where many people wish to live. Built circa 1900, this three-storey semi-detached house has been lovingly restored and updated to offer a move-in-ready home full of character and charm. The tastefully

presented rooms, featuring double glazing and gas central heating, blending past and present in the most harmonious way. For further information or to request a viewing, call us on 0191 4862029 or email noel@noelharris.co.uk.

Lesbury Road, Heaton, NE6

Entrance porch to :

Inner door :

Hallway

With radiator, stripped and polished flooring, ceiling cornice.

Ground floor w.c.

With wash basin and w.c.

Living room (front)

With a westerly aspect, radiator, superb marble fireplace with cast iron tiled insert and living flame gas fire. Ceiling cornice. Polished floorboards.

Sitting room/snug (rear)

With radiator. Marble fireplace with cast iron tiled insert and living flame gas fire. Ceiling cornice.

Dining room

With radiator. Open plan to :

Kitchen

With an extensive range of fitted units, integrated electric double oven with grill, gas hob, extractor hood, larder fridge, larder freezer, full size dishwasher, washing machine. Door to garden.

First floor landing

Bedroom one (front)

Westerly facing. Radiator. Fireplace with cast iron tiled insert. (decorative only). Ceiling cornice.

Bedroom two (rear)

With radiator.

Bedroom three

With radiator.

Bathroom

With radiator. White suite with walk in shower, wash basin with storage below, w.c. and free standing bath.

Second floor landing

Boxroom/study

With velux roof window. Radiator.

Bedroom four (front)

With dormer window and radiator. Westerly aspect.

Bedroom five

With dormer window, radiator.

Shower room

With towel radiator. Walk in shower, wash basin and w.c. Velux roof window.

Externally

Town garden to front and driveway for one smaller sized car. Patio to side with decking area, lawned rear garden with easterly aspect.

Utilities

Mains gas, water, drainage, electricity and broadband are all connected. The house is not known to be a mobile drop zone but this should be checked when viewing.

Mining

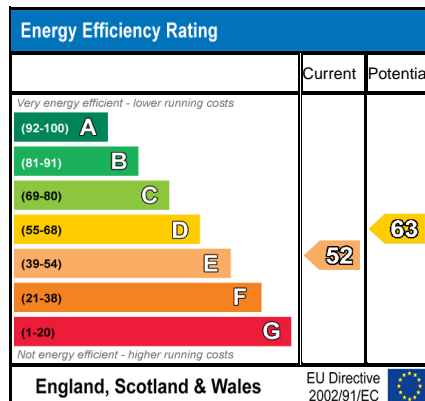
The North East has a rich mining heritage and whilst the property is not known to be affected by mining, your solicitor must complete the relevant mining searches prior to exchange of contracts.

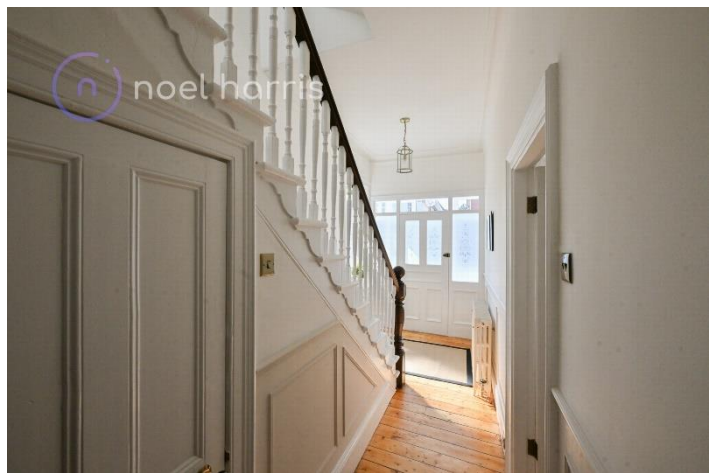
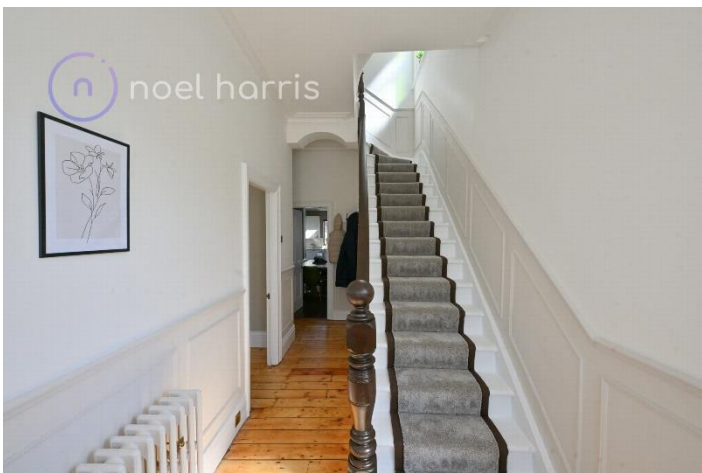
Measurements and floor plan

These are provided for illustrative purposes only and should not be relied upon for accuracy or scale. The should not be used for any other purpose other than for general guidance.

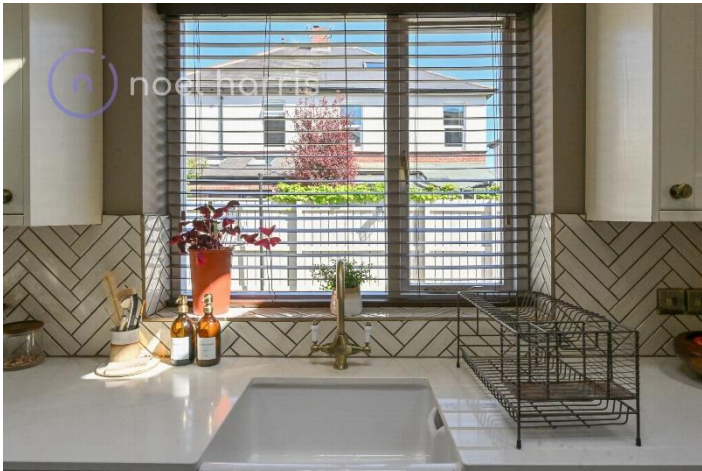
Chain details

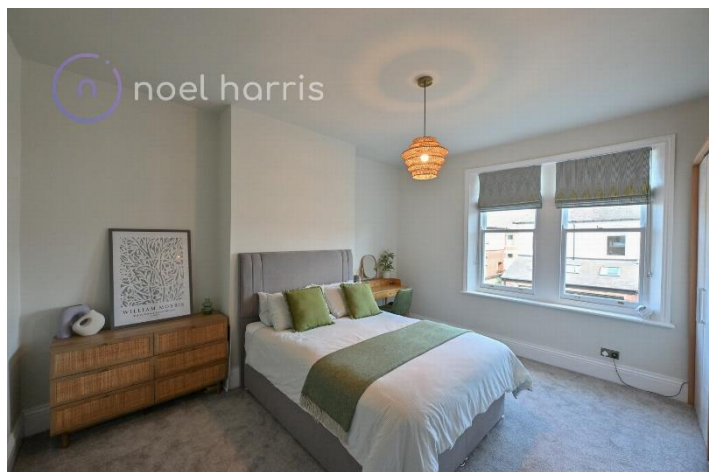
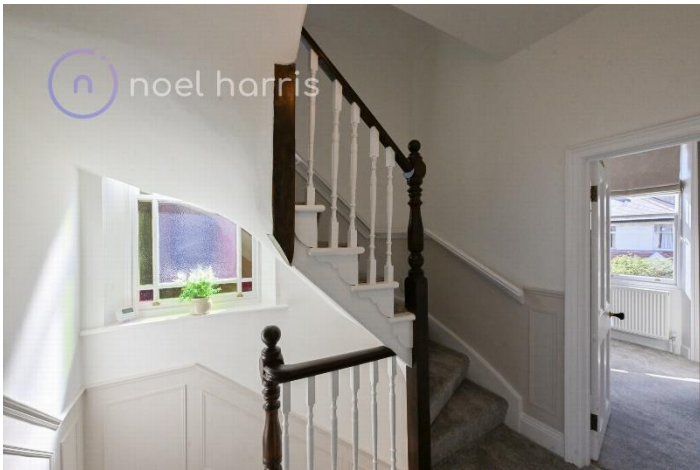
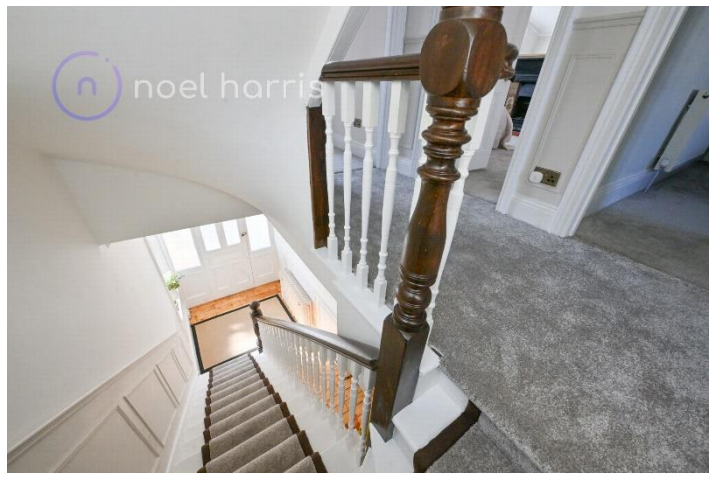
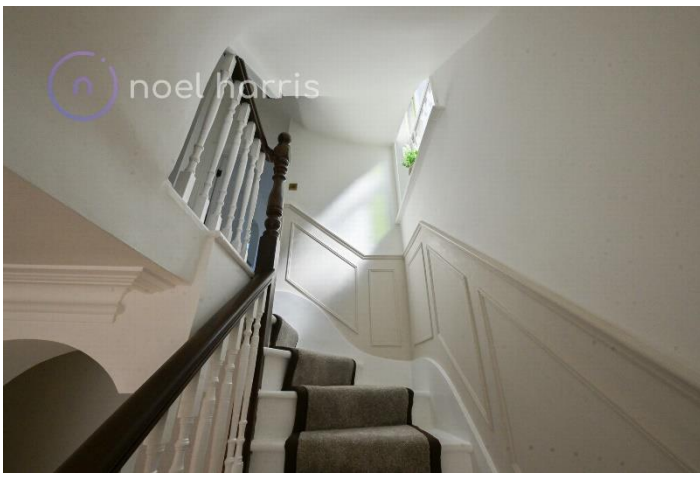
The sellers are downsizing and not part of an onwards chain.

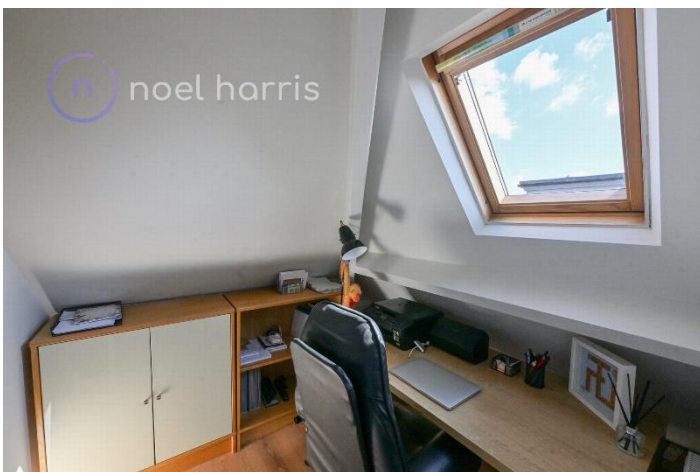
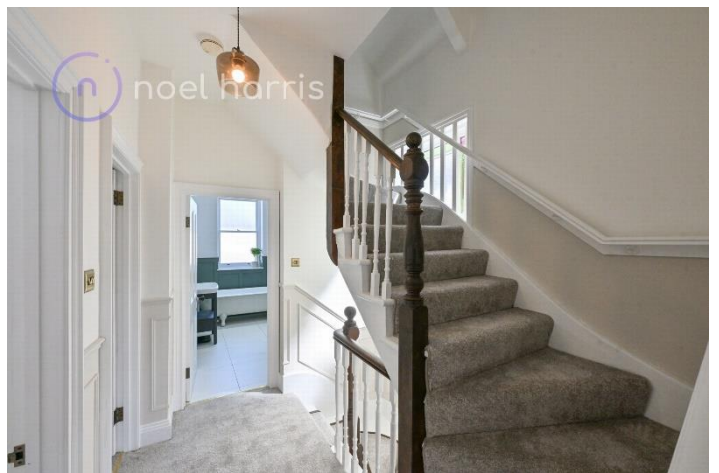
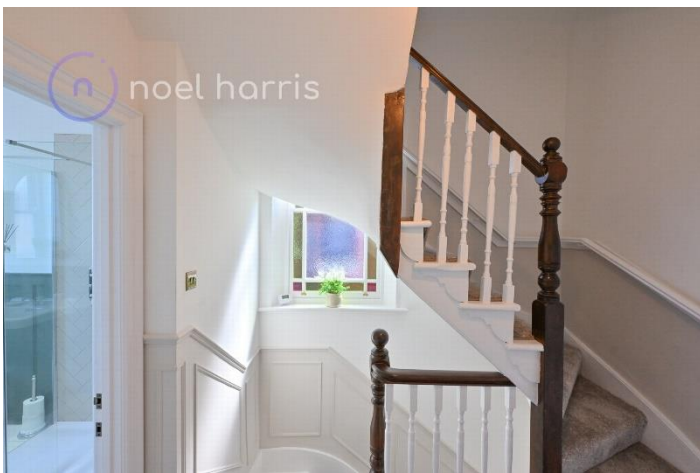
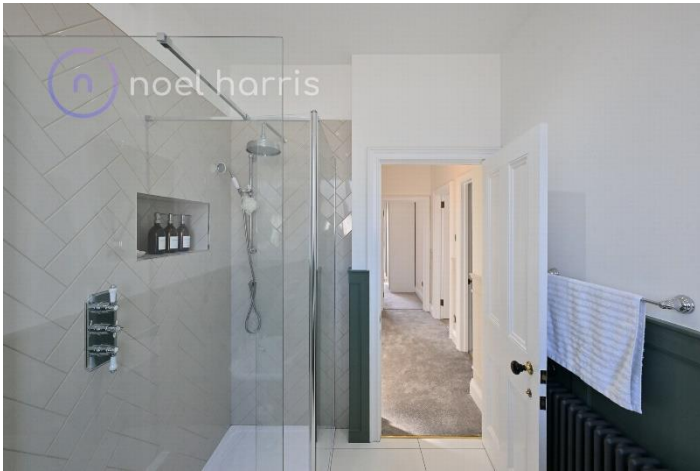














Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.