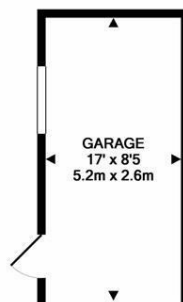


BEST & FINAL OFFERS INVITED – To be received no later than 12.00pm on Wednesday 22nd November to Bailey & Co. 89 St George's Terrace, Jesmond, Newcastle upon Tyne NE2 2DN.

23FT OPEN PLAN KITCHEN, DINING & FAMILY ROOM WITH WEST BACKING LAWNED GARDENS & GARAGE. This attractive, four-bedroom, semi detached Edwardian home is ideally situated on the popular Lesbury Road, Heaton. Lesbury Road is ideally placed for the local amenities and cafe culture of Heaton Road, and with excellent access to Newcastle City Centre, Jesmond and the nearby Universities and Hospitals. This fabulous family home, thought to have been built in 1904, has been sympathetically re-furbished and retains stunning period and traditional features, including cast iron and marble fireplaces, decorative ceilings, cornices and roses.

Boasting in excess of 1,500 Sq ft the accommodation briefly comprises: entrance lobby through to entrance hallway with stripped wooden flooring, stained glass windows and return staircase; lounge with period fireplace and walk-in bay; impressive open plan living, kitchen and dining space with integrated appliances, wood burning stove, solid wood flooring and French doors leading out onto the rear garden to the ground floor. The first floor landing gives access to four bedrooms, three of which with period fireplaces and a re-fitted bathroom. Externally the property boasts a pleasant garden to the front with dwarf walled boundaries and iron gates and an enclosed west facing garden to the rear, laid mainly to lawn with walled boundaries and paved seating area. The property also benefits from a 17ft garage which also provides useful storage. With recently installed double glazing, tall ceilings and a gas 'combi' central heating system, an internal inspection is deemed absolutely essential to avoid disappointment.

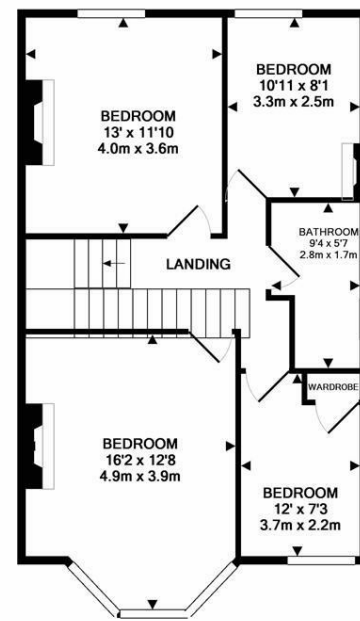
Edwardian Semi Detached Family Home | 1,509 Sq Ft (241.2m²) | Four Bedrooms | Lounge | 23ft Impressive Open Plan Kitchen/Dining & Family Space |



GARAGE
APPROX. FLOOR
AREA 143 SQ.FT.
(13.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 791 SQ.FT.
(73.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Offers Over £390,000

Misrepresentation Act 1967. These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.