





### 3 Mitchell Avenue, Jesmond, Newcastle upon Tyne, Tyne & Wear, NE2 3JY

Edwardian Semi-Detached Family Home with Five Double Bedrooms, 26ft Kitchen/Diner, Garden Room & South Facing Rear Gardens. This is a rare opportunity to purchase a substantial semi-detached house which is ideally located on Mitchell Avenue, Jesmond. Mitchell Avenue, located just off Osborne Road and North Jesmond Avenue, is well placed to give easy access to outstanding local schooling, the shops, cafés and restaurants of central Jesmond and is also only a short walk to both West Jesmond and Ilford Road Metro Stations providing excellent transport links throughout the region. The property itself is thought to have been originally constructed around 1908 and has managed to retain a wealth of period charm.

Boasting close to 3,500 Sq ft and set over three floors, the internal accommodation briefly comprises: entrance porch through to grand entrance hall with 'Parque' flooring, return stairs to the first floor and ground floor WC; 19ft lounge with walk-in bay, decorative ceiling and period fireplace; family/dining room, again with period marble fireplace; 'Amdega' garden room with tiled flooring and French doors to rear garden; an impressive 26ft kitchen/diner with central island and integrated appliances including a 'Falcon' range cooker and separate utility room with access to rear and garage/store. The generous first floor landing benefits from a beautiful stained glass picture window and gives access to three double bedrooms, the master suite with walk-in dressing room with fitted storage and

en-suite shower room; family bathroom with four piece suite and tiled flooring. The stairs to the second floor landing lead to two further double bedrooms, bedroom four with stylish en-suite bathroom; separate shower room and useful eaves storage.

Externally, the property benefits from a pleasant front garden with dwarf walled boundaries and a block paved driveway offering off street parking and access to the integral garage/store. To the rear, a delightful south facing mature garden laid mainly to lawn with block paved seating areas and fenced boundaries. With gas 'Combi' central heating an early inspection is deemed essential.

Edwardian Semi-Detached House | 3,486 Sq ft (323.9m2) | Five Double Bedrooms | Three Storeys | Family Bathroom | Shower Room & Two En Suites | Ground Floor WC | Lounge | Family/Dining Room | Study/Snug | Open Plan Kitchen/Diner | 'Amdega' Garden/Sun Room | Utility Room | Integral Garage/Store | Period Features | Prestigious Location | South Facing Rear Garden | Driveway | GCH | EPC Rating: E

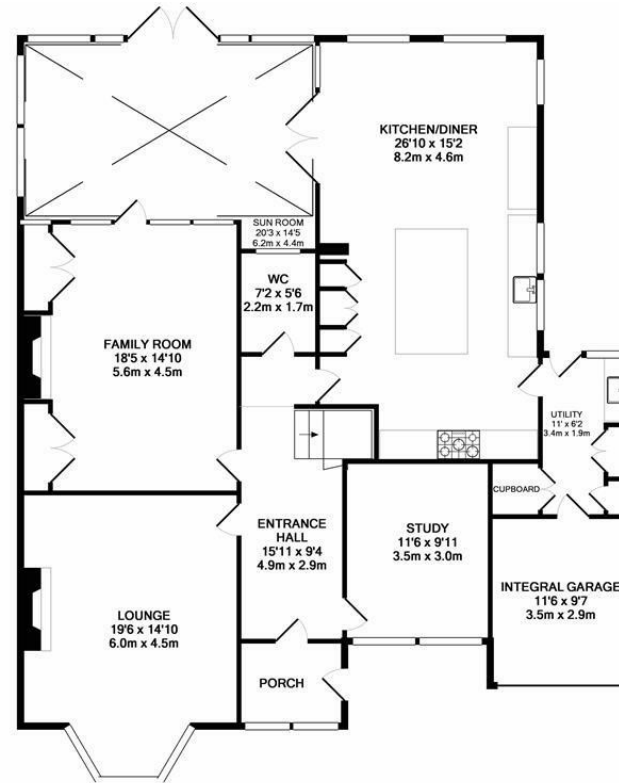






**EPC RATING: E**

**Offers Over £950,000**



GROUND FLOOR  
APPROX. FLOOR  
AREA 1746 SQ.FT.  
(162.2 SQ.M.)

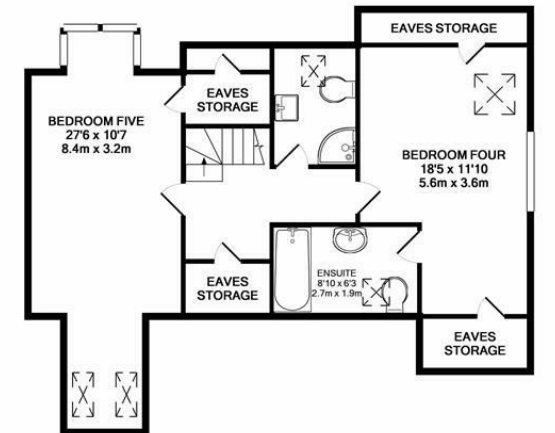
TOTAL APPROX. FLOOR AREA 3486 SQ.FT. (323.9 SQ.M.)

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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1ST FLOOR  
APPROX. FLOOR  
AREA 1013 SQ.FT.  
(94.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 727 SQ.FT.  
(67.5 SQ.M.)

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