



Super Stylish Terrace with Period Features, 16ft Kitchen Diner & West Facing Rear Yard! This three storey Edwardian family home is located on Ilford Road, High West Jesmond. Close to excellent local schools, Jesmond Dene and within striking distance of Ilford Road Metro Station, the property is also perfectly placed approximately halfway between the shops of Gosforth High Street & the café culture of Jesmond.

Thought to have been originally constructed around 1910 and boasting almost 1,650 Sq ft, the accommodation briefly comprises: entrance lobby, to entrance hall with stairs to the first floor and access to the downstairs WC; sitting room with walk-in bay, period fireplace and decorative ceiling; lounge, again with period fireplace and steps down to; an impressive 16ft kitchen diner with breakfasting island, fitted wall and base units with work surfaces and some integrated appliances, French doors leading out to the rear yard and three sky lights. To the first floor, three bedrooms, two of which with period fireplaces, bedroom two with fitted storage; family bathroom with four piece suite. To the extended second floor, two further bedrooms, one occupying the full length of the house and a second bathroom with 'Velux' roof-lights. Externally, a pleasant town garden to the front and a delightful west backing enclosed yard to the rear, with raised decked seating areas, wall boundaries and gated access to the rear service lane. Well presented throughout, with a gas central heating and double-glazed windows, this great family home demands an early internal inspection.

Super Stylish Edwardian Terrace | 1,644 Sq ft (152.7m<sup>2</sup>) | Three Storeys | Five Bedrooms | Sitting Room | Lounge | 16ft Kitchen/Breakfast Room | Two Bathrooms & Ground Floor WC | West Backing Yard with | Period Features | Great Location | EPC Rating: E

**Offers Over £415,000**

**IMPORTANT NOTE:** 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.

