



PURPOSE BUILT, THREE STOREY VICTORIAN TERRACE with PERIOD FEATURES, FRONT TOWN GARDEN, WEST FACING REAR GARDENS & NO ONWARD CHAIN! This Victorian mid terrace is ideally located to the west backing side of Larkspur Terrace, Jesmond. Priced to reflect some modernisation, this great family home manages to retain many fine features associated with the period and also benefits from a front garden and private rear courtyard. Ideally located within Jesmond, Larkspur Terrace, a stone's throw from Acorn Road, excellent local schooling, countless great shops and restaurants, West Jesmond Metro station and indeed Newcastle City Centre itself.

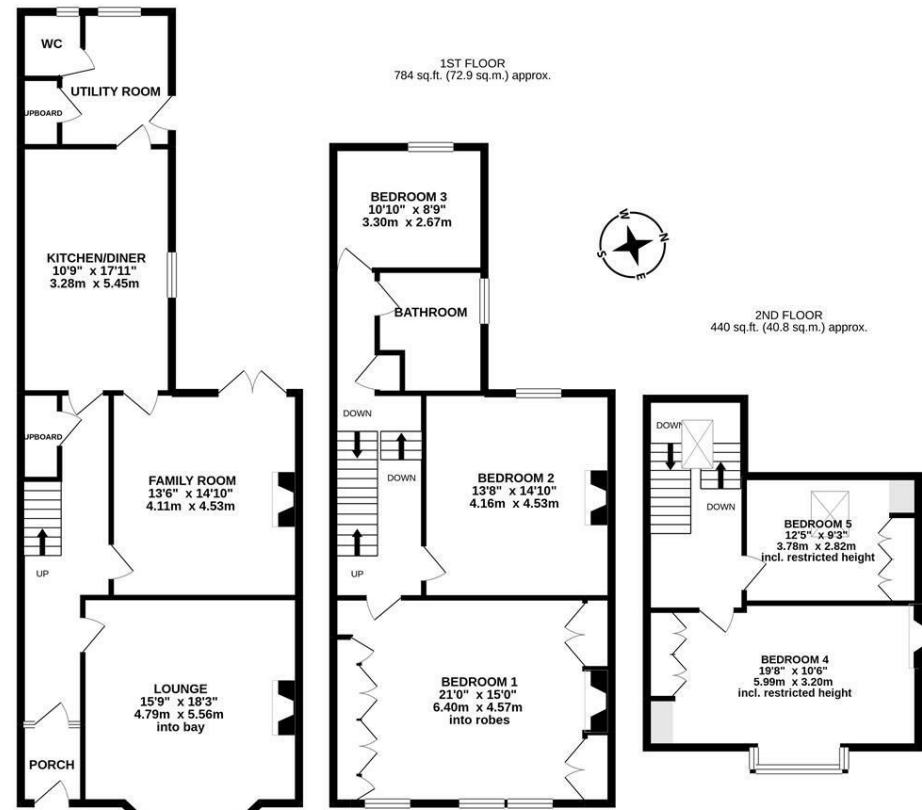
Boasting in excess of 2,100 Sq ft, the accommodation briefly comprises: entrance lobby with original through to entrance hall with stairs to the first floor and under-stairs storage; lounge with period marble fireplace, walk-in bay and ceiling rose; family room, again with period fireplace and ceiling rose; 17ft kitchen/dining room with spot lighting and a door to; utility room with access to the downstairs WC, separate storage cupboard and a door leading out the rear garden. The first floor landing gives access to three bedrooms, bedroom one measuring the full width with period fireplace, dual windows and decorative ceiling; bedroom two, again with period fireplace; family bathroom complete with four piece suite and with spot lighting. To the second floor, a further two double bedrooms, bedroom four another full-width room with dormer window and built-in storage, bedroom five with Velux window.

Externally, a town garden to the front with mature planting and fenced boundaries, and to the rear a delightful private west facing garden laid mainly to lawn with mature planting, paved pathways and gated access to the rear providing off-street parking and access to the rear service lane. With gas central heating and period charm, an internal inspection is essential.

Victorian Mid Terrace | 2,138 Sq ft (198.6m<sup>2</sup>) | Three Storeys | Five Bedrooms | Lounge | Family Room | 17ft Kitchen/Diner | Utility Room | Downstairs WC | Impressive Full Width Bedroom | Family Bathroom | Front Garden & West Facing Rear Garden | Period Features | Off-Street Parking | Excellent Location | GCH | EPC Rating: D



GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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