



Honister Avenue High West Jesmond

- Spacious double fronted terraced house
- 3 bedrooms, 2 reception rooms
- Currently tenanted until July 2024
- South west facing rear yard
- Freehold

£ 380,000



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Honister Avenue

High West Jesmond

PROPERTY DESCRIPTION

A spacious double fronted terraced house situated in High West Jesmond. This homely property is perfect placed for access to local amenities and within walking distance of Ilford Road Metro station. Currently rented out until July 2024 and used as a four bedroomed, one reception room property, however it is originally a three bedroom, two reception rooms. There are two bathrooms, the ensuite is positioned on the ground floor and there are period features throughout. The fabulous lounge has working fire with feature fireplace. The breakfasting kitchen has access to the convenient rear yard. The ground floor bedroom has an en-suite bathroom and upstairs there is a lovely family bathroom/w.c along with a further three double bedrooms. There is a south west facing rear yard with off street parking. This really is a rare opportunity to live in a superb area.

GROUND FLOOR

ENTRANCE PORCH

Windows to the sides, double doors leading to entrance hall.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, and convector radiator.

LOUNGE – 16'5 max into bay x 13'9 into alcove (5.00m max into bay x 4.19m into alcove)

Double glazed bay window to the front, period fireplace, two alcoves, television point, and picture rail, coving to ceiling, ceiling rose, stripped wooden flooring.

DINING ROOM – USED AS BEDROOM 1 – 14'2 max x 16'8 into bay (4.32m max x 5.08m into bay)

Bay window to the front, two alcoves, picture rail, part coving to ceiling, ceiling rose, two double radiators, laminate flooring and door leading to ensuite bathroom.

EN SUITE BATHROOM

White 3 piece suite comprising; panelled bath, wash hand basin set in vanity unit, low level w.c with concealed cistern, part tiled walls, tiled floor, heated towel rail, frosted window to the rear.

BREAKFAST KITCHEN - 12'9 max into door x 12'6 max into alcove (3.89m max into door x 3.81m max into alcove)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas cooker hob, space for auto washer, part tiled walls, tiled floor, double radiator, double glazed door to the rear.

FIRST FLOOR

LANDING

Sash window to the front, radiator.

BEDROOM 2 – 14'4 max x 14'0 (4.37m max x 4.27m)

Sash window to the front, two alcoves, coving to ceiling, picture rail.

BEDROOM 3 – 10'11 max x 9'1 max (3.33m max x 2.77m max)

Window to rear, door to rear, one alcove, double radiator.

BEDROOM 4 – 13'10 x 14'4 (4.22m x 4.37m)

Sash window to the front, two alcoves, coving to ceiling, picture rail, double radiator, period style fireplace.

BATHROOM/W.C

White 3 piece suite comprising; corner bath with mains fed shower over, pedestal wash hand basin, low level w.c, part tiled walls, radiator, tiled floor, frosted window the rear.

EXTERNAL

REAR YARD

Off street parking

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

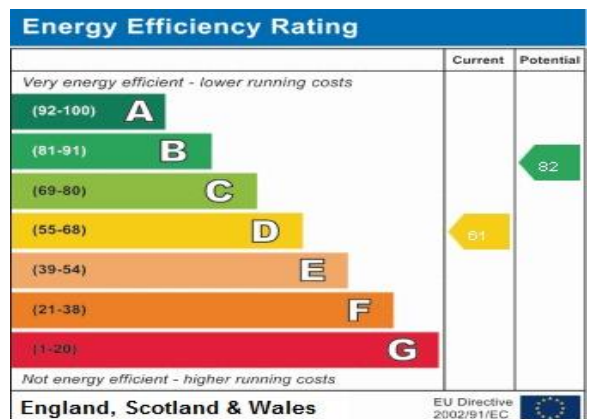
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

JR00004153.MJ.KC.08/02/24.V.1



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