



Albemarle Avenue | High West Jesmond | NE2 3NQ

Offers over £460,000

Welcome to this beautiful terraced house situated on Albemarle Avenue. This magnificent property is bursting with character and charm, presenting the new owners with an immaculate and lovingly maintained home.

ROOK
MATTHEWS
SAYER



Mid terrace three storey house

Four bedrooms

West facing rear yard

Freehold

Double glazing

Gas Central Heating

Council tax band D

EPC to be confirmed

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Part glazed entrance door, staircase to first floor, wooden flooring, dado rail, coving to ceiling, radiator in decorative cabinet, double radiator.

LOUNGE: (front, ground floor): 13'9 x 14'5 (4.20m x 4.40m)
Double glazed bay window to the front, wood fireplace with living flame effect gas fire, wooden flooring, two alcoves, and coving to ceiling.

DINING ROOM: (rear, ground floor): 14'7 x 14'6 (4.45m x 4.42m)
Double glazed window to the rear, wood fireplace with living flame effect gas fire, two alcoves, and open plan to:

KITCHEN: (rear, ground floor): 8'3 x 13'2 (2.50m x 4.01m)
Fitted with a range of wall and base units, 1 1/2 bowl sink unit, built in double oven, built in gas hob, extractor hood, integrated fridge/freezer and dishwasher, space for auto washer, space for auto dishwasher, under stairs cupboard, under counter lighting, wine rack, kickboard heater, double glazed French door to rear.

BEDROOM ONE: (front, first floor): 11'3 x 14'3 (3.44m x 4.35m)
Double glazed window to the front, two alcoves, cast Iron fire surround, television point, double radiator.

BEDROOM TWO: (rear, first floor): 11'10 x 12'11 (3.62m x 3.95m)
Double glazed window to the rear, cast iron fire surround, tiled hearth, radiator.

SHOWER ROOM/WC (half landing): 7'4 x 8'2 (2.24m x 2.48m)
White wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level wc, heated towel rail, airing cupboard housing central heating boiler, double glazed frosted window to the rear.

BEDROOM THREE: (front, first floor): 10'10 x 6'9 (3.31m x 2.07m)
Double glazed window to the front, radiator.

BEDROOM FOUR (second floor): 15'2 x 17'6 (4.61m x 5.34) plus alcove: 3 Velux windows, one to rear, two to front, fitted wardrobes, double radiator.

EN SUITE SHOWER ROOM/WC (off bedroom 4):
White pedestal wash hand basin, step in shower cubical with mains fed shower, low level wc, Velux window, radiator.

EXTERNALLY:
Front Garden: small town garden, hedged boundaries
Rear Yard: mainly paved, cold water access point, garden shed, gated access, rear vehicular access.

T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



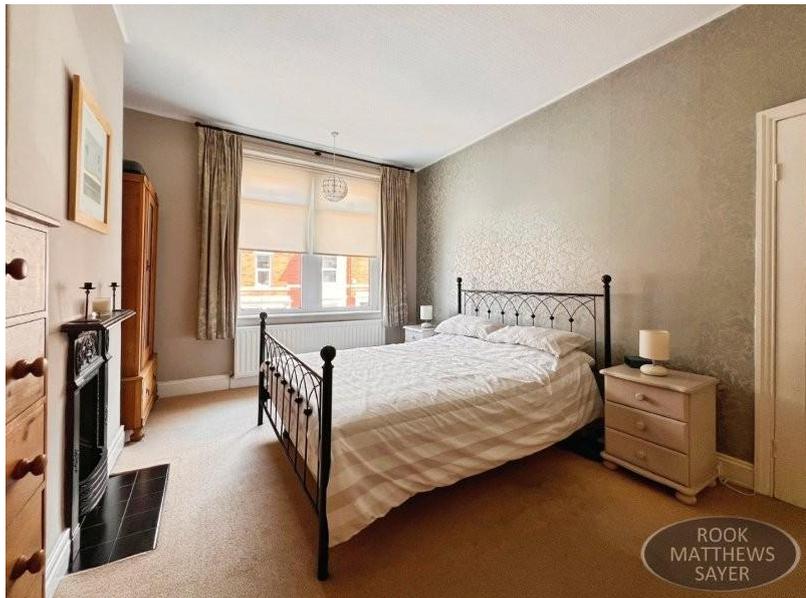
ROOK
MATTHEWS
SAYER



ROOK
MATTHEWS
SAYER



ROOK
MATTHEWS
SAYER



ROOK
MATTHEWS
SAYER



ROOK
MATTHEWS
SAYER



ROOK
MATTHEWS
SAYER

T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

PRIMARY SERVICES SUPPLY

Electricity MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS CENTRAL HEATING
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

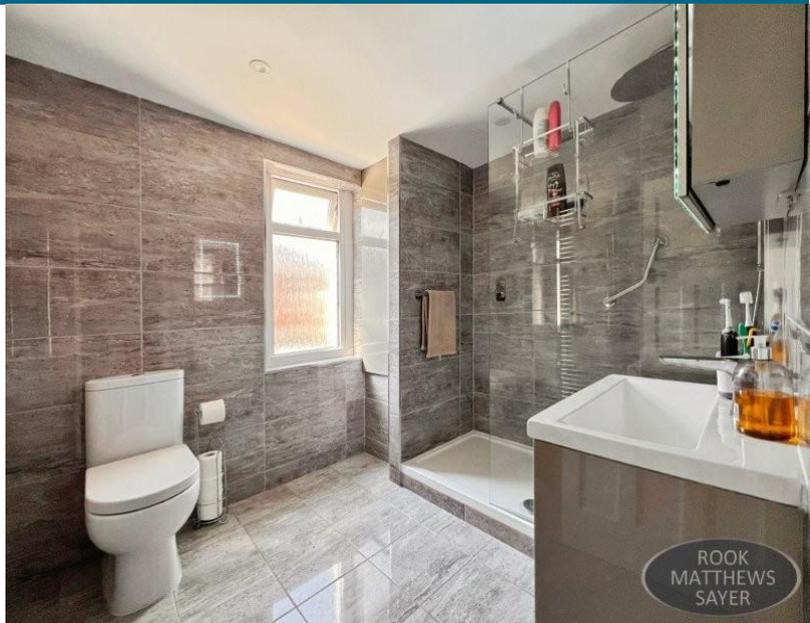
TENURE

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: TBC

JR00004494.MJ.KC.02/05/25.V.1



T: 0191 281 6700

Jesmond@rmsestateagents.co.uk





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER