



## Jesmond Park West High Heaton

An opportunity to purchase this fabulous traditional semi detached house located on Jesmond Park West. The property maintains much of its original features with stained glass windows and ornate plasterwork to ceilings. It has also been much improved by the current owners to offer a range of quality fixtures and fittings throughout. There are beautiful gardens to the rear together with a detached garage set back from the drive and off street parking. It is well positioned close to the Freeman Hospital and Jesmond Dene as well as being close to local shops, amenities and schools. South Gosforth metro station is a short distance away.

Briefly comprising entrance porch with stained glass windows and door leading to the reception hallway with a ground floor WC. There is a sitting room to the front with bay window, sandstone fireplace with wood burner and fitted shelves to the alcoves. To the rear is an extended dining room with patio doors leading to the rear garden. There is also modern fully fitted kitchen with integrated appliances. To the first floor are 3 bedrooms 2 of which have fitted wardrobes. There is also a quality fitted bathroom suite with walk-in shower. Externally to the rear is a beautiful mature garden with patio with detached garage set back from the drive. The front garden is fully brick paved with driveway. Additional features include UPVC double glazing and gas fired central heating via combination boiler.

### Offers In The Region Of **£375,000**

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE LOBBY

Part glazed entrance door, stained glass window.

### RECEPTION HALL

Stained glass door, staircase to first floor, understairs cupboard, laminate flooring, radiator, downstairs WC:  
**W.C.**

Double glazed window, high level WC, wash hand basin.



### SITTING ROOM 14'8 (into bay) x 13'0 (plus alcove) (4.47 x 3.96m)

Double glazed bay window, leaded top lights, stone fireplace, wood burner, fitted shelves to alcoves, picture rail, coving to ceiling, ceiling rose, radiator.

### DINING ROOM 20'8 x 13'5 (into alcove) (6.30 x 4.09m)

Coving to ceiling, double glazed patio door, radiator.

### BREAKFAST KITCHEN 15'11 (max) x 7'9 (4.85 x 2.36m)

Fitted with a range of wall and base units, ceramic 1 ½ bowl sink unit, built in double oven, built in ceramic hob, extractor hood, space for automatic slimline dishwasher, breakfast bar, integrated washing machine, fridge and freezer, built in cupboard housing combination boiler, pantry cupboard, radiator, double glazed window to side and rear, double glazed door to side.



### HALF LANDING

Double glazed window.

### FIRST FLOOR LANDING

Access to roof space via loft ladder.



### BEDROOM ONE 15'6 (into bay) x 11'5 (plus alcove) (4.72 x 3.48m)

Double glazed bay window to front, leaded top lights, coving to ceiling, radiator.

### BEDROOM TWO 12'11 x 11'4 (to wardrobe) (3.94 x 3.45m)

Double glazed window to rear with shutters, fitted wall cupboards, radiator.



**BEDROOM THREE 8'9 x 8'2 (2.67 x 2.49m)**

Double glazed window to front, leaded top lights, radiator.

**SHOWER ROOM**

Walk in double shower, wash hand basin, high level WC, part tiled walls, heated towel rail, extractor fan, double glazed frosted windows, tiled floor.

**FRONT GARDEN**

Fully brick paved, driveway.

**REAR GARDEN**

Laid mainly to lawn, patio, flower, tree and shrub borders.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**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.

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