



**STUART
EDWARDS**



Lansdowne Gardens

Jesmond Vale, Newcastle Upon Tyne NE2 1HH

- EDWARDIAN MID TERRACED HOUSE
- 3 BEDROOMS
- KITCHEN WITH APPLIANCES & SEPARATE UTILITY ROOM
- REAR YARD
- FIRST CLASS LOCATION
- SUPERB VIEWS OVERLOOKING JESMOND DENE
- LOUNGE
- BATHROOM SUITE WITH SHOWER
- ORIGINAL FEATURES
- EXCELLENT AMENITIES NEARBY

£1,650 Per Month

Council Tax Band: C
EPC Rating: D

FULL DESCRIPTION

Large imposing Edwardian mid terraced house in a first class location. The internal layout has been orientated with the living room and kitchen located on the first floor to take advantage of the superb views to the front.

The property living accommodation comprises, entrance lobby, hallway, two ground floor bedrooms and utility room with rear access door. Stairs from the hallway leads to the first floor landing, lounge with large windows enjoying elevated views and opening onto the extensively fitted kitchen with integrated appliances. Additionally, there is a further bedroom and a main bathroom suite with a mains fed shower.

Externally there is ample on street parking to the front and a small garden. Whilst there's an enclosed yard to the rear.

Benefiting from gas central heating with radiators to all rooms, various original features and UPVC double glazing throughout.

Jesmond is a bustling suburb with excellent Metro and bus links into Newcastle City Centre. Numerous bus routes serve the area, and dedicated cycle paths make it easy to get around by bike.

This highly desirable location is popular with students, professionals and families, due to its wide range of amenities, leafy spaces and strong sense of community.

It enjoys a vibrant social scene with a good mix of bars, restaurants and cafes as well as various independent boutiques alongside national chains including both Waitrose and Tesco.

Sure to prove extremely popular due to its highly regarded location. Therefore, early reservation is strongly recommended to avoid disappointment.

ENTRANCE LOBBY

HALLWAY

With radiator and stairs to the first floor landing.

BEDROOM

17'8 x 12'4

Double radiator, laminate flooring, decorative coved ceiling, feature fireplace and large bay window enjoying the surrounding views and flooding the room with a good degree of natural light. (This room is currently used as a second lounge, situated on the ground floor but would be an ideal main bedroom).

BEDROOM

13'5 x

Double radiator, decorative coved ceiling, laminate flooring, under stair storage cupboard and cast iron feature fireplace.

UTILITY ROOM

Radiator, plumbed for automatic washing machine, wall mounted central heating boiler and rear entrance door.

FIRST FLOOR LANDING

Radiator and storage cupboard.

LOUNGE

16'1 x 15'2

Double radiator, laminate flooring, decorative coved ceiling, feature fireplace and large two large windows enjoying the elevated surrounding views and flooding the room with a good degree of natural light.

OPENING ONTO THE KITCHEN

14'1 x 15'2

Extensive range of shaker style wall and floor units with wood effect laminate worktops and inset sink unit with mixer tap. Integrated fridge/freezer, double oven, ceramic hob and stainless steel extractor hood. Mosaic tiled splashbacks, laminate flooring, cast iron feature fireplace, vertical radiator and double radiator.

BEDROOM

9'2 x 8'5

Radiator and laminate flooring.

BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over and folding glass shower screen. Tiled walls, decorative tiled flooring with matching bath panel and radiator.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.