



# 70 Lansdowne Gardens

Jesmond Vale



SANDERSON  
YOUNG





## 70 Lansdowne Gardens Jesmond Vale, NE2 1HH

Spectacular Extended, Victorian Family Home, Boasting Open Aspect Views, Incredible Open Plan Kitchen/Dining & Living Space, Beautiful Living Room, Four Bedrooms & Private Rear Courtyard!

This superb Victorian terraced home manages to mix modern detail and period charm, and is perfectly placed on the desirable Lansdowne Gardens, Jesmond Vale. Lansdowne Gardens, which is accessed from Northumberland Gardens and Churchill Gardens, is ideally situated close to the delightful Jesmond Dene offering direct access to lovely picturesque walks and also the shops, restaurants, and amenities of The Cradlewell.

The property is also placed to provide easy access to the nightlife and restaurants of central Jesmond, as well as being close to outstanding local schooling and of course Newcastle City Centre, which is a short walk away.

The property was purchased by the current owners in 2019 and has since undergone a full transformation and offers one of the finest terraced homes in the area.

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### Price Guide:

Offers Over £495,000

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The internal accommodation comprises: Lobby | Entrance hall with tiled flooring and stairs leading to the first floor | Lovely lounge with period fireplace, decorative cornicing, and south facing walk in bay with open aspect views | To the rear is an impressive open plan living, dining, and kitchen space, which has been extended, and enjoys a lovely family area with period fireplace which is open to the kitchen and dining space. The kitchen and dining area is a main focal point of the house and offers beautiful bespoke cabinetry with integrated appliances, stone worktops, and large central island with Belfast sink and breakfast bar | The dining area offers Aluminium Crittall bi-folding doors leading to the private rear courtyard.

The stairs then lead up to the first floor landing and onto three bedrooms | The principal suite measures the full width and enjoys beautiful open aspect views to the south with panelling to the walls and access to an ensuite shower room | Bedroom two is a comfortable double with cast iron fireplace | Bedroom three is placed to the rear and is currently used a dressing room | Family bathroom with three piece suite.



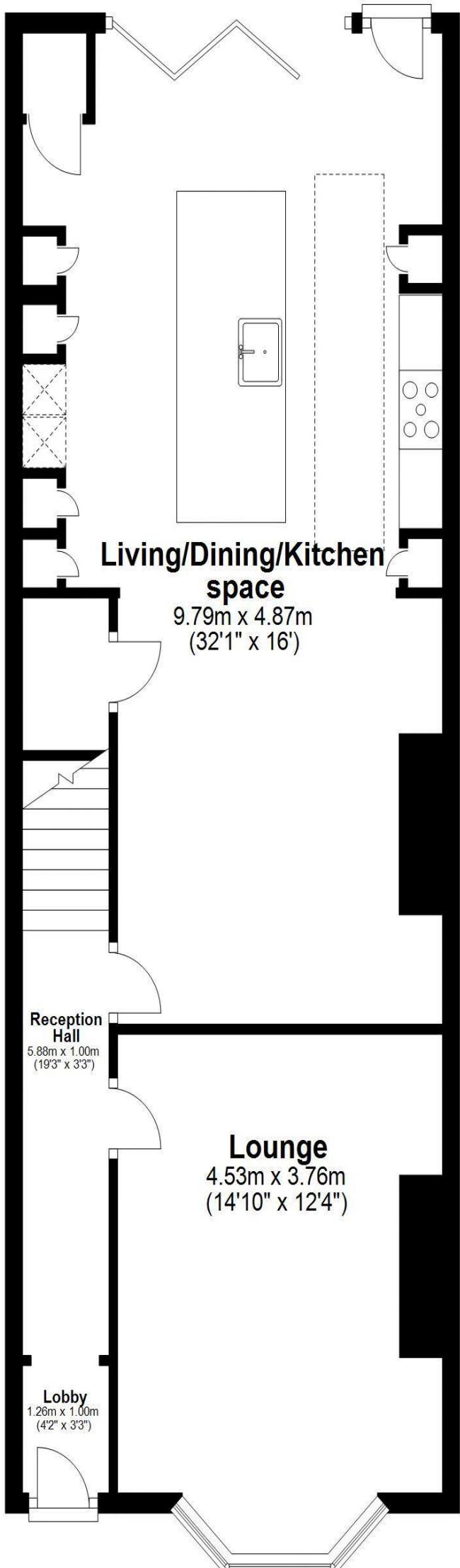
Beth Scott  
0191 213 0033  
[beth.scott@sandersonyoung.co.uk](mailto:beth.scott@sandersonyoung.co.uk)





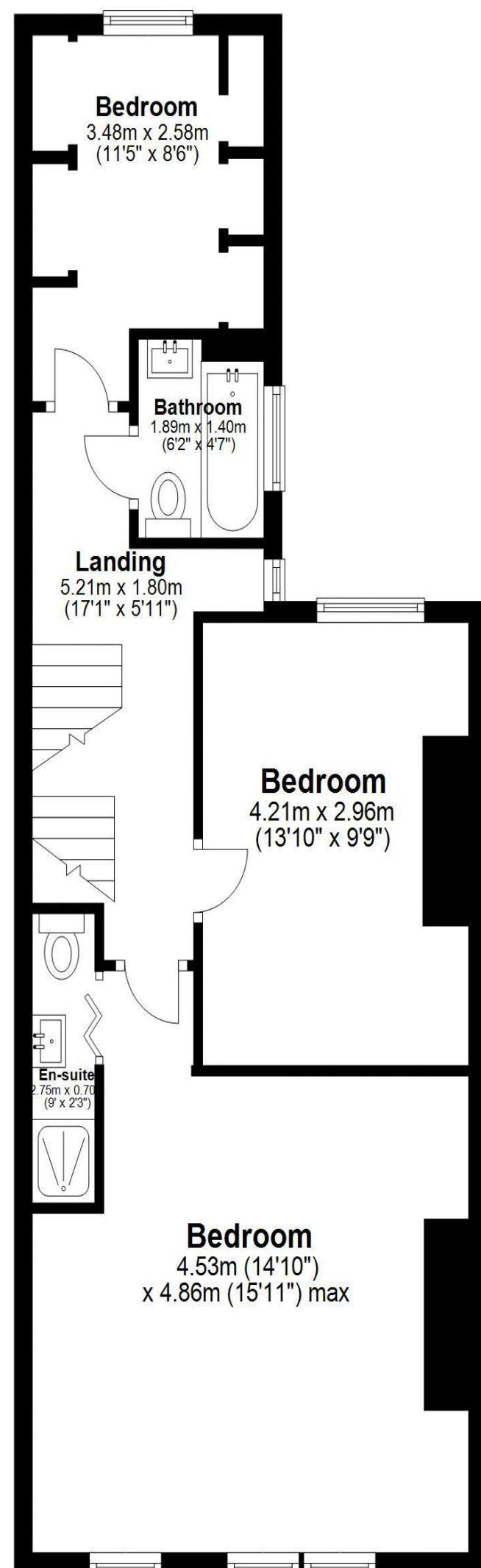
## Ground Floor

Approx. 70.4 sq. metres (758.0 sq. feet)



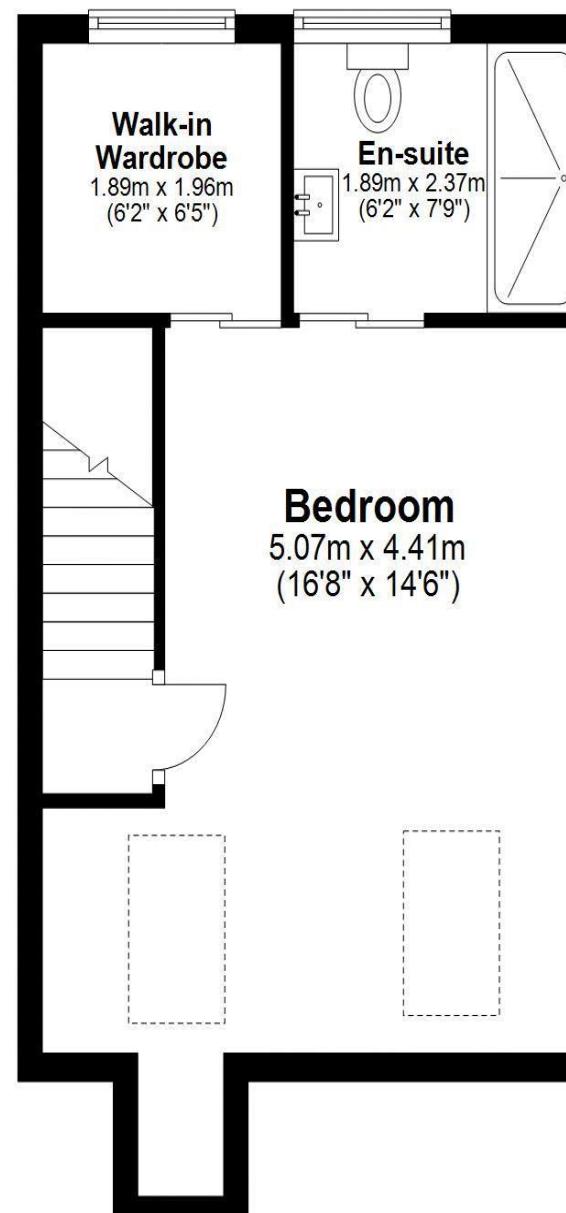
## First Floor

Approx. 57.4 sq. metres (617.4 sq. feet)



## Second Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



The stairs then lead up to the extended second floor and onto a second suite with walk in wardrobe and contemporary refitted ensuite shower room with three piece suite, both of these rooms are accessed via sliding pocket doors.

Externally, the property offers a small but well presented town garden that is placed to the front. To the rear is a lovely enclosed courtyard with composite decking and gated access to the rear service lane.

Immaculately presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent period family home simply demands an early inspection and viewings are strongly advised.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D

Total area: approx. 159.6 sq. metres (1718.1 sq. feet)

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