



# 12 Lily Crescent

Jesmond



SANDERSON  
YOUNG



## 12 Lily Crescent Jesmond

PRICED TO REFLECT THE NEED FOR FULL MODERNISATION  
THROUGHOUT! Victorian Terraced Home with Two Reception  
Rooms, Kitchen/Dining Room, Ground Floor Shower Room,  
Three Bedrooms, Family Bathroom, West Facing Lawned Front  
Gardens, Generous Rear Gardens, Off Street Parking & No  
Onward Chain.

This Victorian terraced home is ideally positioned towards the  
centre of the desirable Lily Crescent, Jesmond.

Lily Crescent, which is tucked just off from Osborne Road, is a  
delightful period terrace which is located only a short walk from  
the shops, cafes and amenities of central Jesmond whilst also  
offering direct access to outstanding local state and  
independent schooling and excellent transport links with West  
Jesmond Metro Station only a short walk away.

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**Price Guide:**  
Offers Over £450,000

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The property, which is in need of considerable modernisation, briefly comprises: Lobby | Entrance hall with stairs leading to the first floor | Lounge with original period fireplace, decorative ceiling and west facing walk-in bay window | Dining room, again with fireplace and window over-looking the rear courtyard | Kitchen/dining room with door to a rear lobby | Rear lobby with door leading to the rear gardens | Ground floor shower room and WC.

The stairs then lead up to the first floor landing and give access to three bedrooms | The principal bedroom measures the full width and enjoys dual windows with a westerly aspect and a period marble fireplace and is a lovely double bedroom | Bedroom two is another comfortable double | Bedroom three is placed to the very rear and is a smaller room with sink | Bathroom.



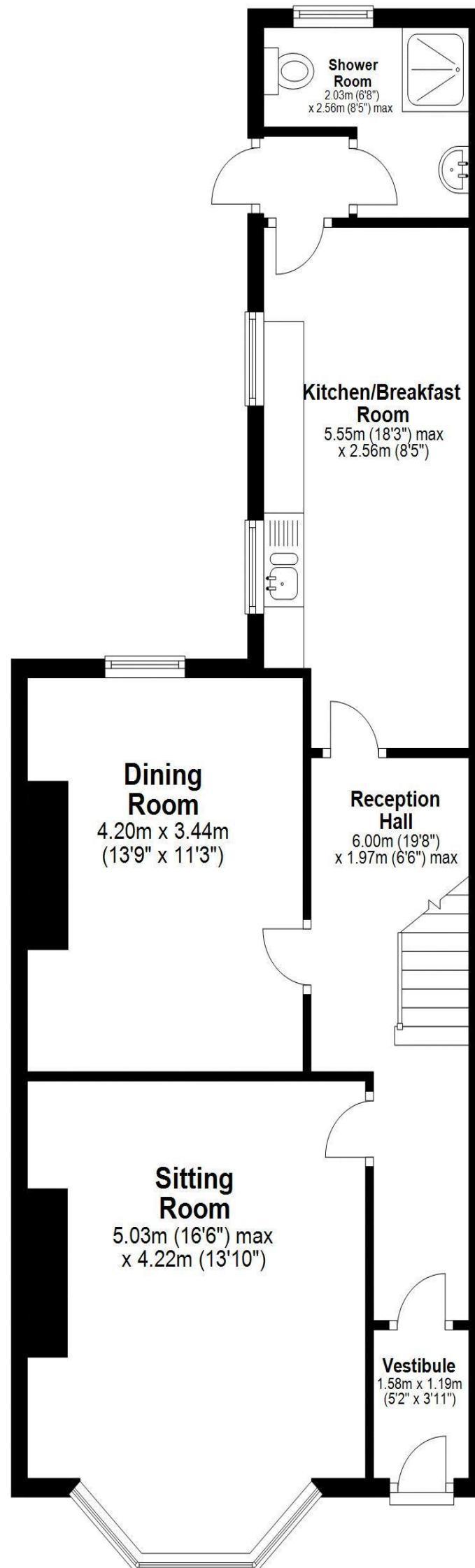
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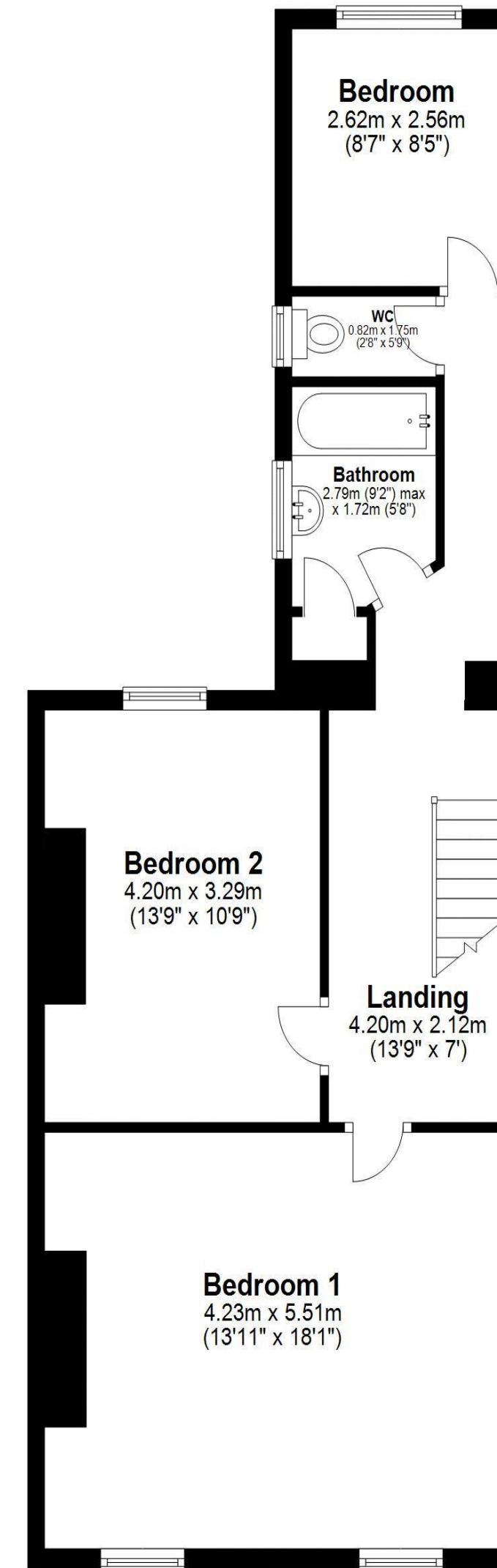
## Ground Floor

Approx. 65.3 sq. metres (702.6 sq. feet)



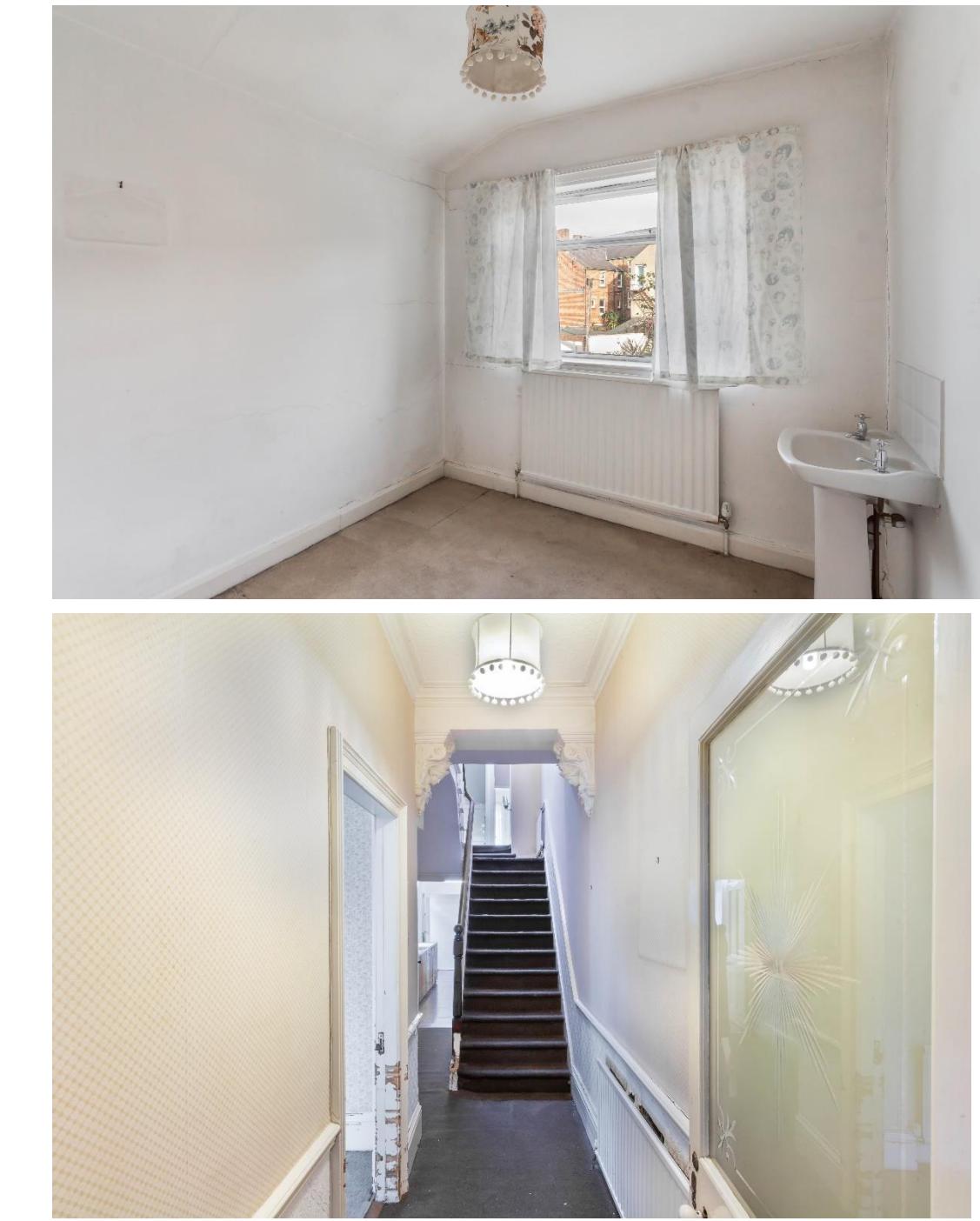
## First Floor

Approx. 64.8 sq. metres (697.1 sq. feet)



Total area: approx. 130.0 sq. metres (1399.8 sq. feet)

12 Lily Crescent, -



Externally, the property enjoys a large west facing lawned front garden with walkway. To the rear, is a further courtyard and generous rear garden with two brick built stores and gated access onto the rear service lane.

Priced to reflect full modernisation throughout, this is an excellent and rare opportunity for someone to create a beautiful, period family home within the very heart of Jesmond.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax Band; E | EPC rating; D

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