



31 Towers Avenue

Jesmond





31 Towers Avenue
Jesmond, Newcastle Upon Tyne NE2 3QE

Immaculately Presented & Extended Semi Detached Family Home with Two Generous Reception Rooms, Wonderful & Extended Open Plan Kitchen/Dining and Family Space, Five Good Sized Bedrooms, Re-Fitted Family Bathroom plus En-Suite, Delightful Enclosed Rear Gardens, Off Street Parking & Garage.

This excellent five bedroom, semi-detached family home is ideally positioned on the desirable Towers Avenue, Jesmond. Towers Avenue, which is placed just off from North Jesmond Avenue and Bemersyde Drive, is perfectly placed to provide direct access into central Jesmond with its fantastic shops, cafes and restaurants.

The property is also situated only a short walk from outstanding local state and independent schooling, as well as both Ilford Road and West Jesmond Metro Stations offering excellent transport links into Newcastle City Centre and throughout the region.

Price Guide:

Offers Over £850,000

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The internal accommodation comprises:

Entrance hall with original $\frac{3}{4}$ height wood panelling, original parquet flooring and return staircase to the first floor with understairs ground floor WC | Lounge with south facing walk-in bay window, period fireplace, parquet flooring and storage to the alcoves | Family/games room, again with period fireplace and bi-folding doors leading to the extended rear space.

To the very rear of the ground floor is a magnificent open plan kitchen, dining and family space, which was extended by the previous owners. This impressive space is ideal for those with growing families and offers wooden cabinetry with stone work surfaces, large range cooker and central island with breakfast bar | Utility room with access to the integral garage and store

The family and dining space enjoys a vaulted ceiling with several Velux rooflights flooding the area with natural light and offers French doors leading out to the rear terrace and gardens.

The stairs then lead up to the first floor landing where the original panelling continues and gives access to three bedrooms | Bedroom one is located to the rear and offers bespoke fitted wardrobes with access to an en-suite shower room with three piece suite | Bedroom two is located to the front with south facing window | Bedroom three is placed over the half landing and offers a smaller room with study space and a ladder leading up to a mezzanine bedroom space | Large family bathroom which is fully tiled with a five piece suite

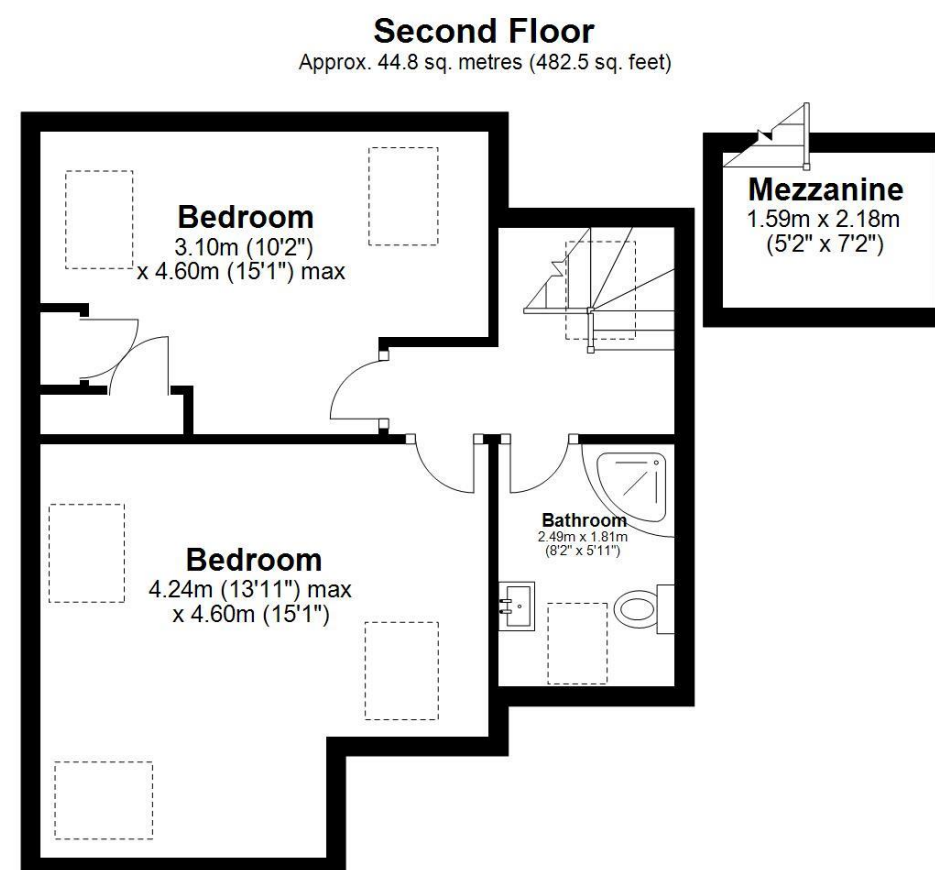
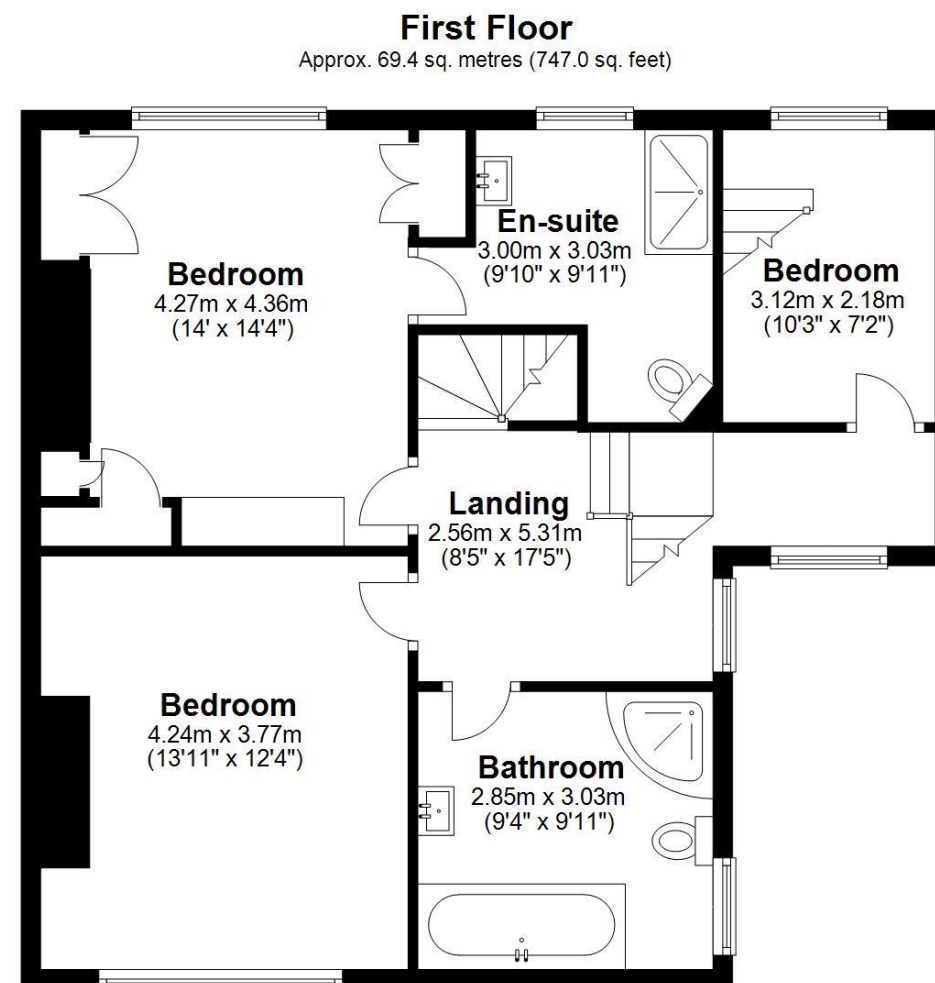
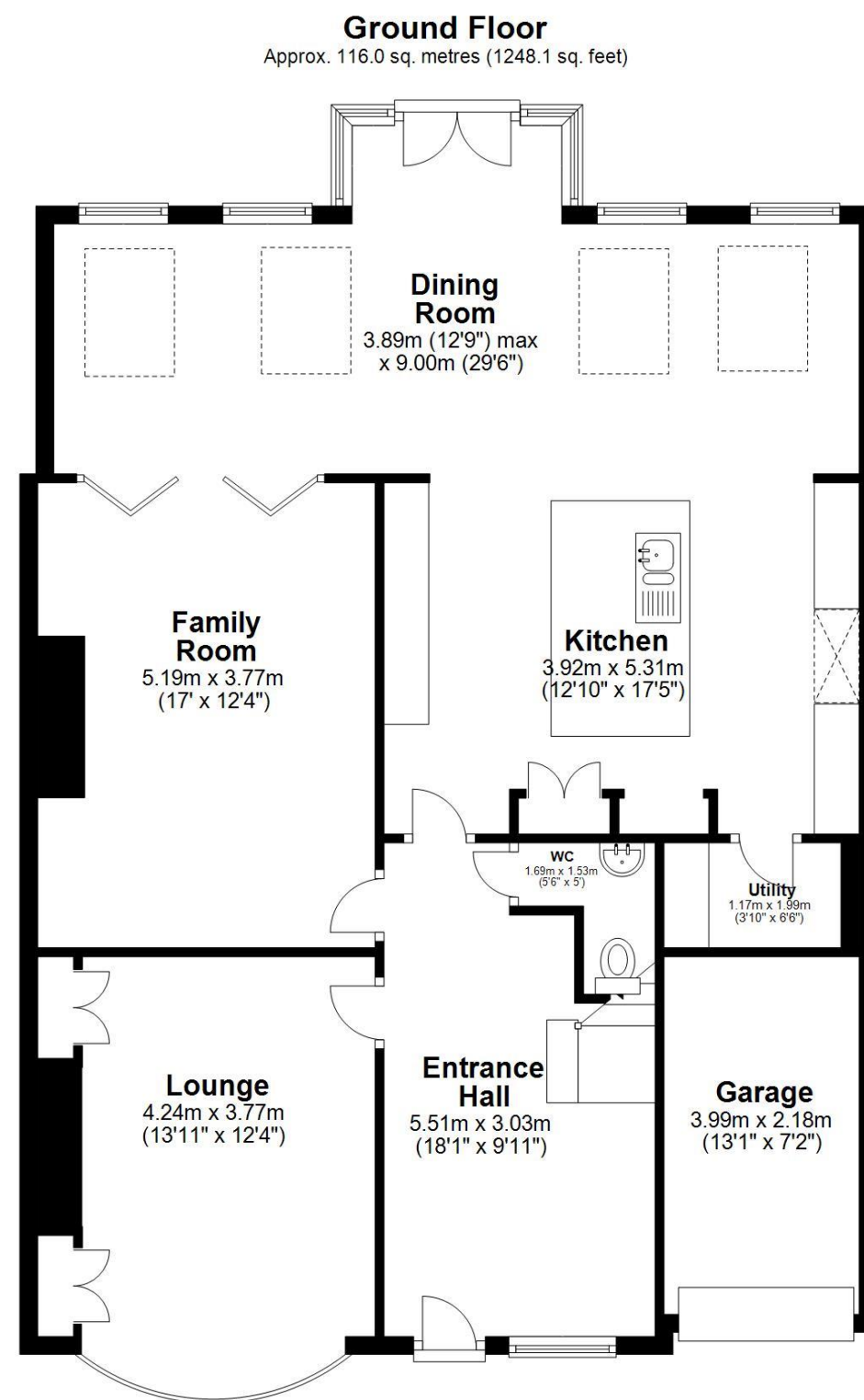


Ashleigh Sundin
0191 223 3500
ashleigh.sundin@sandersonyoung.co.uk









Total area: approx. 230.2 sq. metres (2477.6 sq. feet)
31 Towers Avenue, NEWCASTLE UPON TYNE



The stairs then continue up to the extended second floor and lead to two further double bedrooms, both with fitted storage and several roof lights | Second bathroom with three piece suite

Externally, the property enjoys a front garden with a block paved driveway offering off street parking and access to the garage with electronic up and over door.

The rear garden has been landscaped and now offers a lovely tranquil space with feature lighting, wooden clad boundaries, water feature and a raised decked terrace seating area with timber constructed bar/summerhouse with light and power.

Immaculately presented throughout, this excellent semi detached family home simply demands an early inspection and viewings are strongly advised.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: H



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rare!
From Sanderson Young

