

BRUNTON

RESIDENTIAL



ILFORD ROAD, NEWCASTLE UPON TYNE, NE2

Offers Over £465,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



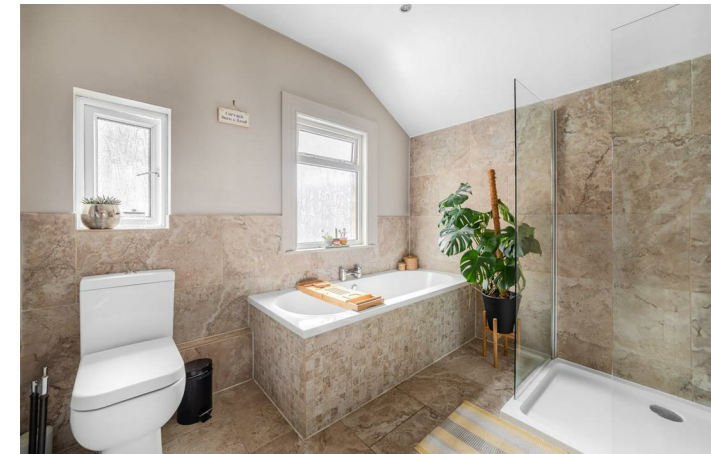
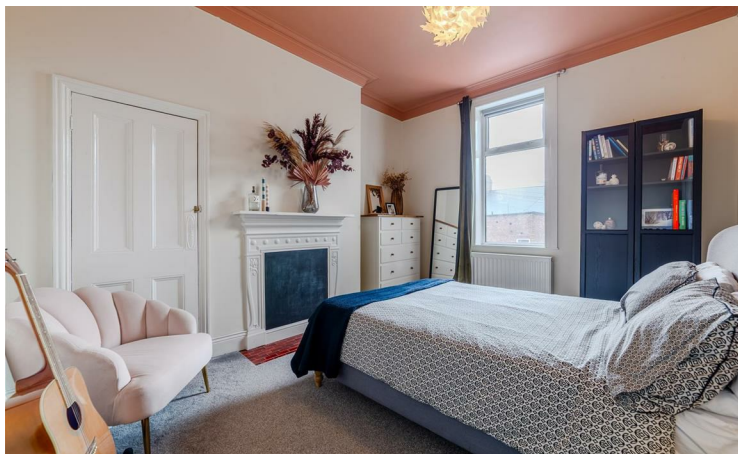
Impressive & Stylish Edwardian Terraced Home Situated on Ilford Road. Boasting Period Features Throughout with a Stunning Open Plan 16ft Kitchen/Diner & Separate Living Room, Five Bedrooms, Two Family Bathrooms, Ground Floor WC, Low Maintenance West Facing Rear Yard & Charming Front Town Garden!

Thought to have been constructed circa 1904 this immaculately presented Edwardian terraced home is ideally situated on Ilford Road, High West Jesmond. Ilford Road, which is perfectly placed between Jesmond and Gosforth, provides immediate access to both Gosforth High Street and central Jesmond with its shops, cafes, restaurants, bars and amenities.

The property, which boasts in excess of 1700 sqft and is available with no onward chain, is also located just a short walk from outstanding local schooling, Jesmond Swimming Pool, the delightful Jesmond Dene and benefits from being just a stones throw from Ilford Road Metro Station, providing direct access into Newcastle City Centre and throughout the region.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

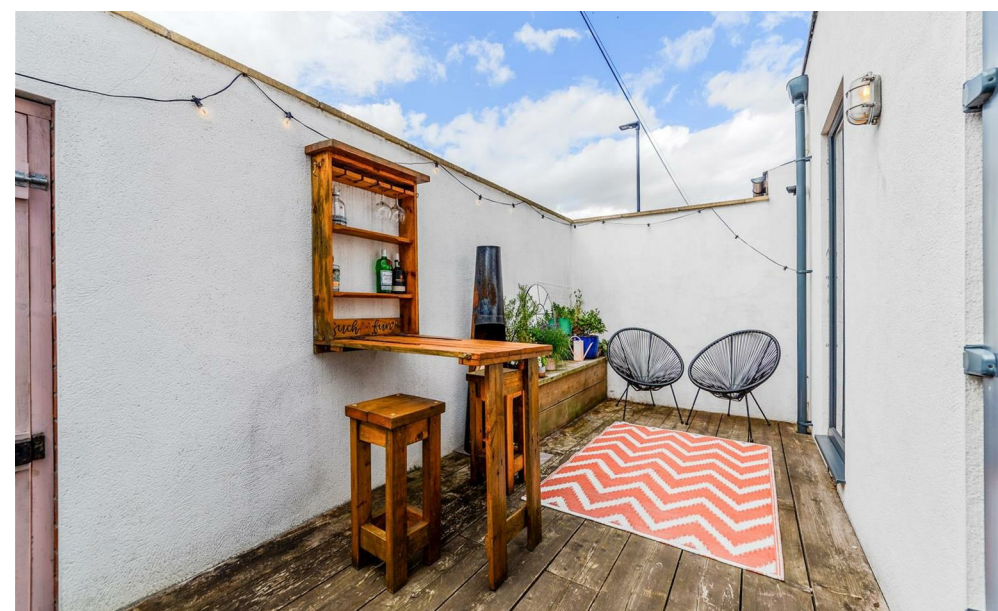
The internal accommodation briefly comprises: Entry into a welcoming entrance hall with original detailing and stairs rising to the first floor. On the left-hand side are two well-proportioned reception rooms. The front room benefits from a charming walk-in bay window, a period feature fireplace, tall ceilings, and ornate cornicing. The second reception room—currently used as the lounge—is another generous living space with feature fireplace and period charm.

To the rear of the ground floor is a spacious remodelled 16ft open-plan kitchen/diner. This stylish space includes a central kitchen island with breakfast bar, a range of fitted wall and base units, tiled splashbacks, and French doors that open onto the rear yard. A convenient ground floor WC with part-tiled walls completes the level.

The first-floor landing leads to three bedrooms and a family bathroom. The principal bedroom sits to the front and enjoys a period fireplace, tall ceilings, and generous proportions. The second bedroom, positioned to the rear, features fitted wardrobes and another period fireplace, along with views over the rear yard. The third bedroom is currently used as a dressing room but could serve as a nursery or additional bedroom. The family bathroom to the rear includes a four-piece suite with tiled flooring and walls.

Stairs lead to the third floor, which offers two further rooms and a bathroom. Bedroom four spans the full width of the house with 'Velux' windows to both front and rear. Bedroom five is currently used as a snug/reading room. This floor is completed with a useful part-tiled three-piece bathroom.

Externally, to the front is a delightful town garden with wrought iron railings, while to the rear is a west facing yard with walled boundaries and gated access to the rear service lane. Well presented throughout, with gas central heating, double-glazed windows and offered with no onward chain, this great family home simply demands an early internal inspection!



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D

