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Salisbury House

71 Front Street, Wickham



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £350,000



Salisbury House, 71 Front Street

Whickham, Newcastle upon Tyne NE16 4JQ

SITUATION AND DESCRIPTION

Salisbury House, a Grade II listed stone terraced house, sits in an elevated position on Front Street with an attractive terraced garden to the rear, large balcony and off street parking for two cars. The handsome double fronted house, circa 1650, is believed to be a former Manor House and known locally as 'Fiddlers Hall' and has retained period features including sash and arch feature windows, and ceiling coving.

The accommodation comprises; hallway, sitting/dining room, living room, sun room, kitchen/breakfast room, three double bedrooms, and traditional family bathroom/wc. Externally the property has a large south facing rear balcony, gated driveway for two cars, a town garden and terraced rear garden.

The house has been sympathetically refurbished by the present owners, to provide excellent living and bedroom accommodation, as well beautifully landscaped front and rear gardens with attractive wrought iron railing and gates.

The property comprises:

ENTRANCE HALLWAY

With a central staircase leading to the first floor and doors leading to the principal reception rooms.

SITTING/DINING ROOM

13'11 x 25'9 (4.24m x 7.85m)

An elegant formal reception room with an impressive traditional fireplace, sash window to the front elevation with a window seat, decorative ceiling coving, ceiling rose, radiators, TV and telephone point and folding doors opening to the sun room at the rear.

SUN ROOM

14'10 x 5'10 (4.52m x 1.78m)

A versatile reception room, with windows overlooking the terraced rear garden and French doors opening to the decked terrace. The sun room has a tiled floor and a glazed door opening to the kitchen.

LIVING ROOM

14'9 x 13'9 (4.50m x 4.19m)

A cosy and informal living room with a sash window, with window seat, to the front elevation, decorative ceiling coving and oak flooring. The living room has a decorative brick open fireplace, a cabinet housing the gas meter and a feature arched decorative former window.

A lovely arched door leads through to the kitchen/breakfast room at the rear.

KITCHEN/BREAKFAST ROOM

16'7 x 8'11 (5.05m x 2.72m)

A traditional kitchen/breakfast room fitted with an extensive range of cream fronted wall and base cabinets with wood worktops and a porcelain sink and drainer with a mixer tap. The kitchen has an integrated dishwasher, washer/dryer, and there is space for an American style fridge/freezer and range style cooker. The kitchen has attractive cream tiling to the walls and floor, a window to the rear overlooking the decked terrace and garden, decorative ceiling coving, inset spots and a gas boiler housed within a wall cabinets.

A glazed door opens from the kitchen/breakfast room to the sunroom at the rear.



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FIRST FLOOR LANDING

8'7 x 6'10 (2.62m x 2.08m)

A generous first floor landing, ideal as a study area, with a radiator, decorative ceiling coving and French doors opening to the large balcony overlooking the garden.

BEDROOM ONE

15'2 x 12'2 (4.62m x 3.71m)

An elegant double bedroom with lovely high ceilings, a cast iron fireplace, a sash window to the front, decorative ceiling coving and a ceiling rose. The bedroom has a radiator and an original built-in storage cupboard.

BEDROOM TWO

15'3 x 11'11 (4.65m x 3.63m)

A second double bedroom with an ornate cast iron fireplace, two original built-in storage cupboards, a ceiling rose, ceiling coving, a sash window to the front elevation and a radiator.

A door opens from the bedroom to a walk-in cupboard measuring 3' x 5'7 (0.91m x 1.70m), with beautiful feature arched window to the front and loft access.

BEDROOM THREE

12'6 x 8'11 (3.81m x 2.72m)

A third double bedroom with a window overlooking the balcony to the garden, wood floorboards, a cast iron radiator, decorative ceiling coving and rose and a radiator.

FAMILY BATHROOM

8'6 x 9'3 (2.59m x 2.82m)

A fabulous traditional family bathroom with large, corner Jacuzzi style bath with antique

shower attachment, large shower with drench head over, high level cistern wc and wash hand pedestal basin. The bathroom has a window to the rear overlooking the garden, a tiled floor, inset spots to the ceiling, decorative ceiling coving and a chrome ladder radiator.

EXTERNALLY

To the front of the property is a beautifully lawned front garden with ornate wrought iron railings and a gate giving access to a stone pathway leading to the front entrance.

To the rear there is a decked terrace leading from the sun room, with steps leading up to a gravelled driveway allowing off street parking for two cars, accessed via a sliding timber gate.

The terraced garden is predominately lawned with a timber fence to the boundary and a large decked balcony with decorative wrought iron railings leading from the first floor landing and overlooking the garden.

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: E



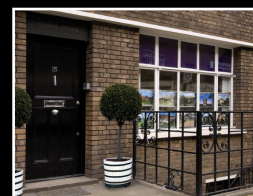
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