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18 Ilford Road

Jesmond



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £300,000



18 Ilford Road, Jesmond, Newcastle upon Tyne NE2 3NX

SITUATION AND DESCRIPTION

A beautifully presented, three bedroom terraced property, blending lovely traditional features including feature fireplaces, ceiling coving and stained glass windows with contemporary fittings and stunning kitchen and bathroom. This excellent property also has the benefit of a west facing courtyard and is fantastically positioned opposite Ilford Road Metro Station providing excellent public transport links.

The accommodation briefly comprises: entrance vestibule, hallway, cloakroom/wc, living room, dining/sitting room, kitchen/breakfast room, utility room, three bedrooms, luxury bathroom/wc, front town garden, west facing rear courtyard, on street permit parking

The property comprises:

ENTRANCE VESTIBULE

With ceiling coving, dado rail and a stained glass panelled door leading to the hallway.

ENTRANCE HALLWAY

With ceiling coving and decorative architraves, stairs leading to the first floor landing with oak balustrade, radiator and dado rail. Traditional wood doors lead to the reception rooms and a door leads to the cloakroom/wc.

CLOAKROOM/WC

This under stairs cloakroom has a corner wash basin, close coupled wc, radiator and splash back tiling.

LIVING ROOM

16'3 x 13' (4.95m x 3.96m)

An excellent sized principal reception room with double glazed timber framed bay window to the front elevation, open fire with tiled inset and decorative wood surround, traditional ceiling coving and moulding, ceiling spot lighting and radiator.

DINING ROOM/SITTING ROOM

14' x 11'1 (4.27m x 3.38m)

A second reception room with uPVC double doors leading to the rear courtyard, decorative ceiling coving and rose with ceiling spot lighting, radiator and fabulous wood burning stove with limestone surround and inset.

KITCHEN/BREAKFAST ROOM

17'8 x 9'5 (5.38m x 2.87m)

A lovely shaker style kitchen is fitted with wall and base units with wood worktops incorporating a 'Franke' sink and inset drainer. There is space for a range cooker with extractor hood, integrated dishwasher and low level fridge. The kitchen has splash back tiling, uPVC window to the side elevation, ceiling spot lighting and slate floor, which is open to the breakfasting area with 'Velux' roof light, ceiling spot lighting, uPVC window to the side elevation and radiator.

A door leads to the utility room.

UTILITY ROOM

6'10 x 9'5 (2.08m x 2.87m)

Fitted with a continuation of full height and base units from the kitchen, with wood worktops incorporating a sink and drainer. There is space for a fridge/freezer, washing machine and tumble dryer. The kitchen has a uPVC door and window to the side elevation, splash back tiling, boiler fitted to the wall unit, vaulted ceiling with spot lighting and slate flooring.

Returning to the hallway stairs lead to the half landing, where there is a sky light, uPVC frosted window to the side elevation and radiator.

A door leads to the bathroom/wc.

BATHROOM/WC

9'6 x 7'7 (2.90m x 2.31m)

A luxury fitted bathroom fitted with corner shower cubicle with rainfall shower, double ended roll top



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bath, close coupled wc and wash hand pedestal basin. There is half travertine tiling to the walls with inset wall mirror, ceiling spot lighting, frosted uPVC window to the rear elevation, laminate wood flooring and heated towel rail.

FIRST FLOOR LANDING

With original storage cupboard, loft ladder access and decorative wood doors leading to the bedroom accommodation.

BEDROOM ONE

15'3 x 11'1 (4.65m x 3.38m)

The master bedroom has a double glazed timber framed window to the front elevation, ceiling coving and spot lighting, radiator and wood fire surround with decorative tiled inset.



BEDROOM TWO

13' x 9'10 (3.96m x 3m)

A second double bedroom with uPVC window to the rear elevation, radiator, fire surround with tiled inset and storage cupboard to alcove.

BEDROOM THREE

11'8 x 6'10 (3.56m x 2.08m)

The third bedroom has a double glazed timber framed window to the front elevation, radiator and space for wardrobes.



EXTERNALLY

To the front there is gated access with front town garden.

To the rear there is a fully enclosed private walled courtyard, with decked area, double timber gated entrance to the rear lane and bike shed with log store.

SERVICES

The property has mains electricity, gas, 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: D



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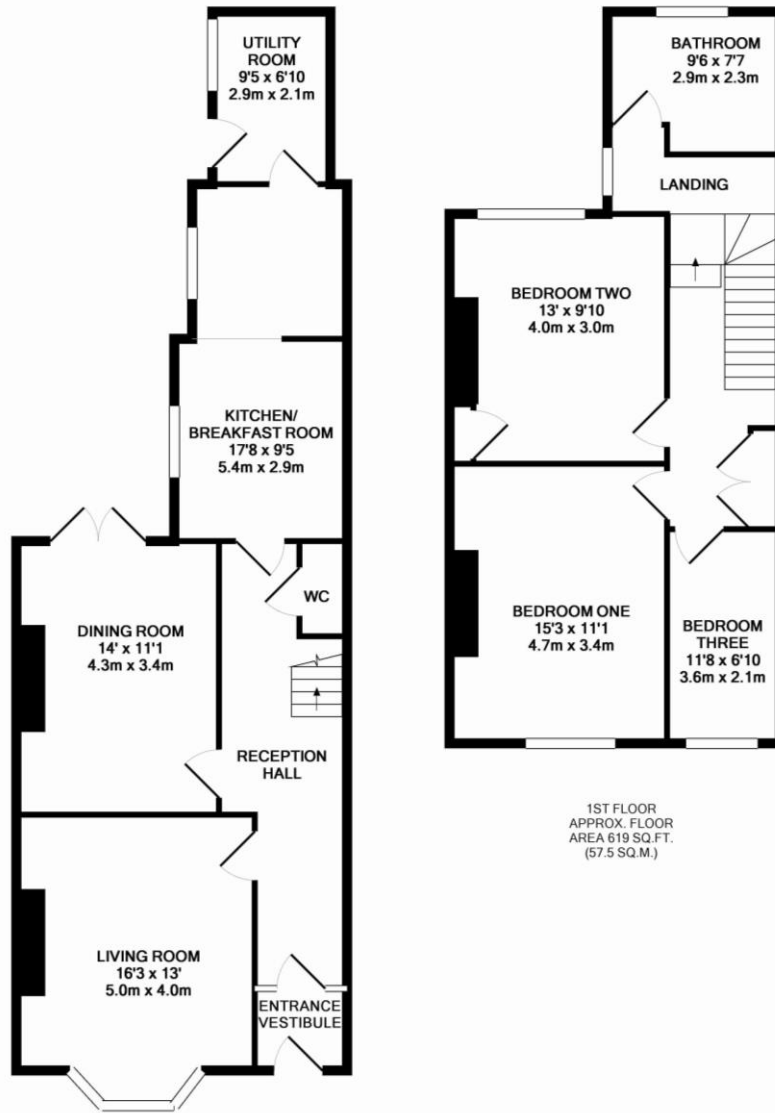
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1ST FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(71.0 SQ.M.)





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