



65 Highbury

Jesmond





65 Highbury, Jesmond, Newcastle upon Tyne NE2 3LN

Offers Over £625,000

This is an excellent opportunity to purchase a purpose built, three storey, period terraced home which is ideally located on Highbury, Jesmond. The property itself is currently split into a one bedroom, ground floor apartment and a large three bedroom maisonette which is perfectly situated towards the desirable northern end of the street.

The property offers fabulous open aspect views to the west and is placed close to outstanding local schooling, the excellent cafes, restaurants and transport links of central Jesmond and is also only a short walk into central Gosforth, both West Jesmond and Ilford Road Metro Stations and also the delightful Jesmond Dene.

The accommodation briefly comprises: Entrance lobby with doors to both the ground floor apartment and to the upper maisonette | The ground floor apartment is accessed by a entrance hall which then gives access to a generous lounge with walk-in bay window | Bedroom one/dining room with decorative ceiling and window overlooking the rear courtyard | Re-fitted bathroom with three piece suite | The kitchen/diner is located to the very rear and offers a door to the rear courtyard to the ground floor.

The stairs to the first floor lead to a split level landing and then onto an impressive and wonderful, open plan living and dining room with period fireplace and west facing walk-in bay window offering fantastic open aspect views | The dining room is open to the living room and enjoys windows overlooking the rear | The kitchen, which was re-fitted by the current owner, is located to the very rear of the first floor and offers stylish high gloss units, granite worktops and integrated appliances with door leading to the roof terrace | Roof terrace with fire escape access to the ground floor courtyard.

The stairs to the second floor lead to a family bathroom with four piece suite including a wet room shower area | The stairs continue to the top floor landing/study area and then onto three bedrooms of which two are comfortable doubles | Bedroom one with west facing French doors that open to offer fantastic views over Newcastle's Town Moor and beyond | Bedroom two is positioned to the rear | Bedroom three which is a single room with dormer window.

Externally, the property enjoys a private town garden to the front with dwarf walled and fenced boundaries with stone pillar to the entrance with stone built portico | To the rear is a private courtyard with gated access to the rear service lane and door to garage | A steel fire escape leads to all floors and gives further access to the roof terrace | Garage with up and over door to the rear service lane.

Double glazed throughout, with gas 'Combi' central heating, this is a perfect opportunity to combine both properties back into one lovely family home and simply demands an early inspection to fully appreciate the full potential of this period property.

Ground Floor Flat: Services - Mains electric, gas, water and drainage | Tenure: Leasehold | Council Tax: Band D | Energy Performance Certificate: Rating D

First Floor Maisonette: Services - Mains electric, gas, water and drainage | Tenure: Leasehold | Council Tax: Band C | Energy Performance Certificate: Rating D



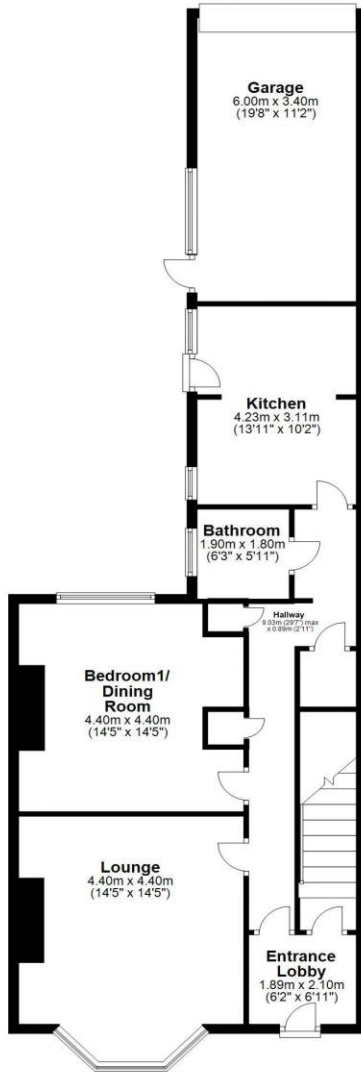






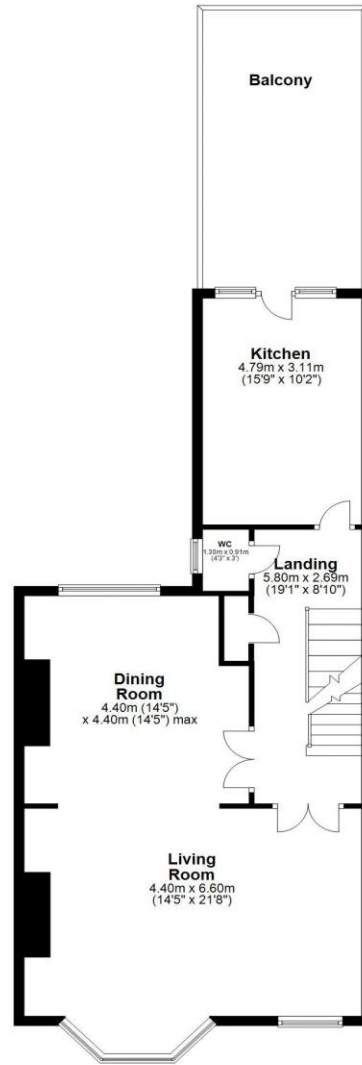
Ground Floor

Approx. 97.8 sq. metres (1053.1 sq. feet)



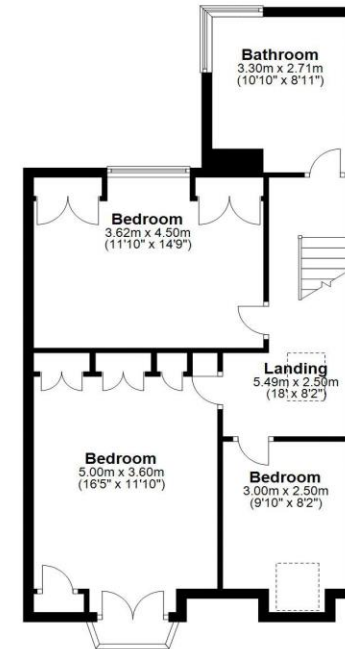
First Floor

Approx. 78.9 sq. metres (849.0 sq. feet)



Second Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



Total area: approx. 241.8 sq. metres (2602.9 sq. feet)
65 Highbury, Jesmond, NEWCASTLE UPON TYNE



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