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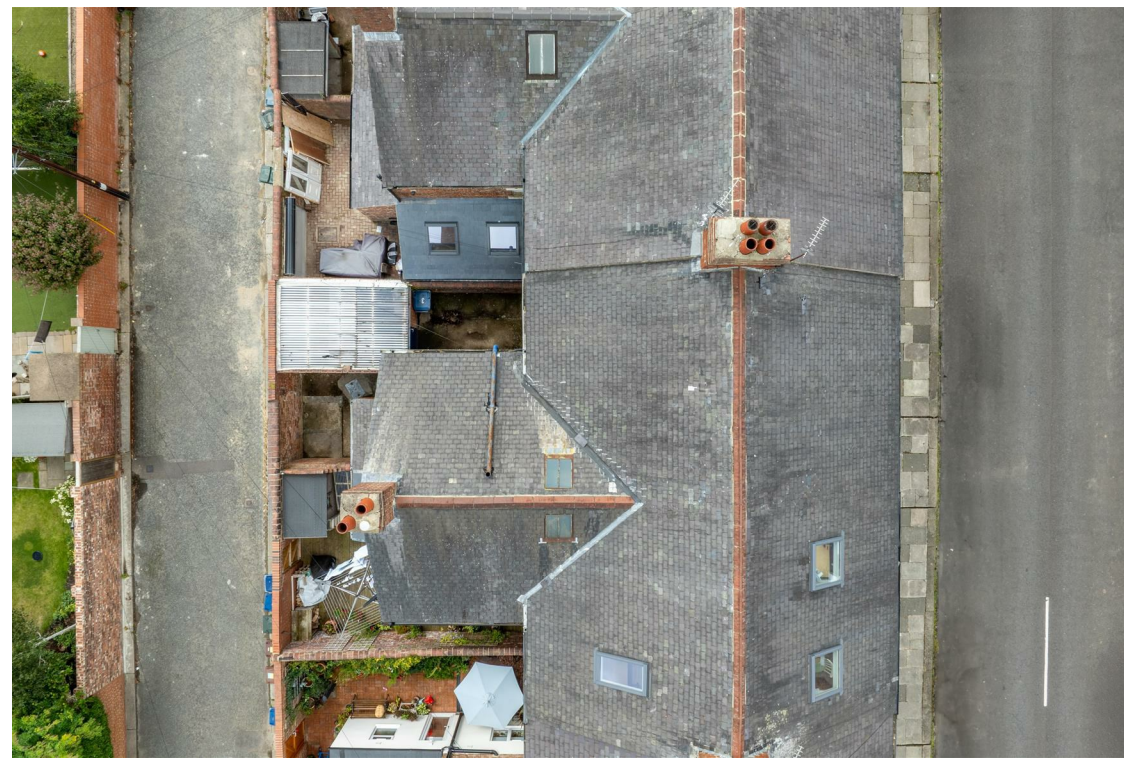
HONISTER AVENUE, JESMOND, NE2

Offers Over £300,000

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****PRICED TO REFLECT FULL MODERNISATION THROUGHOUT!****

Edwardian Mid Terraced Family Home Situated within High West Jesmond and Boasting an Open Plan Lounge Diner, Kitchen/Breakfast Room, Three Bedrooms, Family Bathroom plus Ground Floor Shower Room, Private Enclosed Rear Courtyard, Garage & Offered with No Onward Chain!

This great Edwardian terraced home is ideally located on the desirable Honister Avenue, High West Jesmond. Close to excellent local schools, Honister Avenue is perfectly placed within walking distance to Ilford Road Metro Station, surrounding greenery, the shopping facilities of Gosforth High Street and the restaurants, cafés and shops of Jesmond.

The property is also positioned only a short walk from the delightful Jesmond Dene, Gosforth High Street and outstanding local schooling.

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Available with Immediate Possession Available, the internal accommodation briefly comprises: Lobby through to entrance hallway with stairs rising to the first floor. To the right-hand side, there is access into a an impressive and spacious, open-plan lounge/diner, which benefits from dual-aspect windows — a walk-in bay window at the front and a further window to the rear — creating a bright and welcoming living space.

To the end of the hallway is the kitchen/breakfast room which in turn gives access to a rear-positioned shower room and a door leading to the rear courtyard.

The stairs then lead to the first-floor landing, which then leads onto three bedrooms. Two of these are generous doubles, each equipped with built-in wardrobes for ample storage. A family bathroom is positioned to the rear. Additionally, there is a separate WC on the landing for added convenience.

Externally, the property includes a front town garden. To the rear is an enclosed courtyard which leads to a private garage with off-street parking and is situated within a desirable residential area, offering both practicality and appeal.

Priced to reflect the required modernisations, this is an excellent opportunity for someone to create an excellent Edwardian home in this increasingly desirable residential location.



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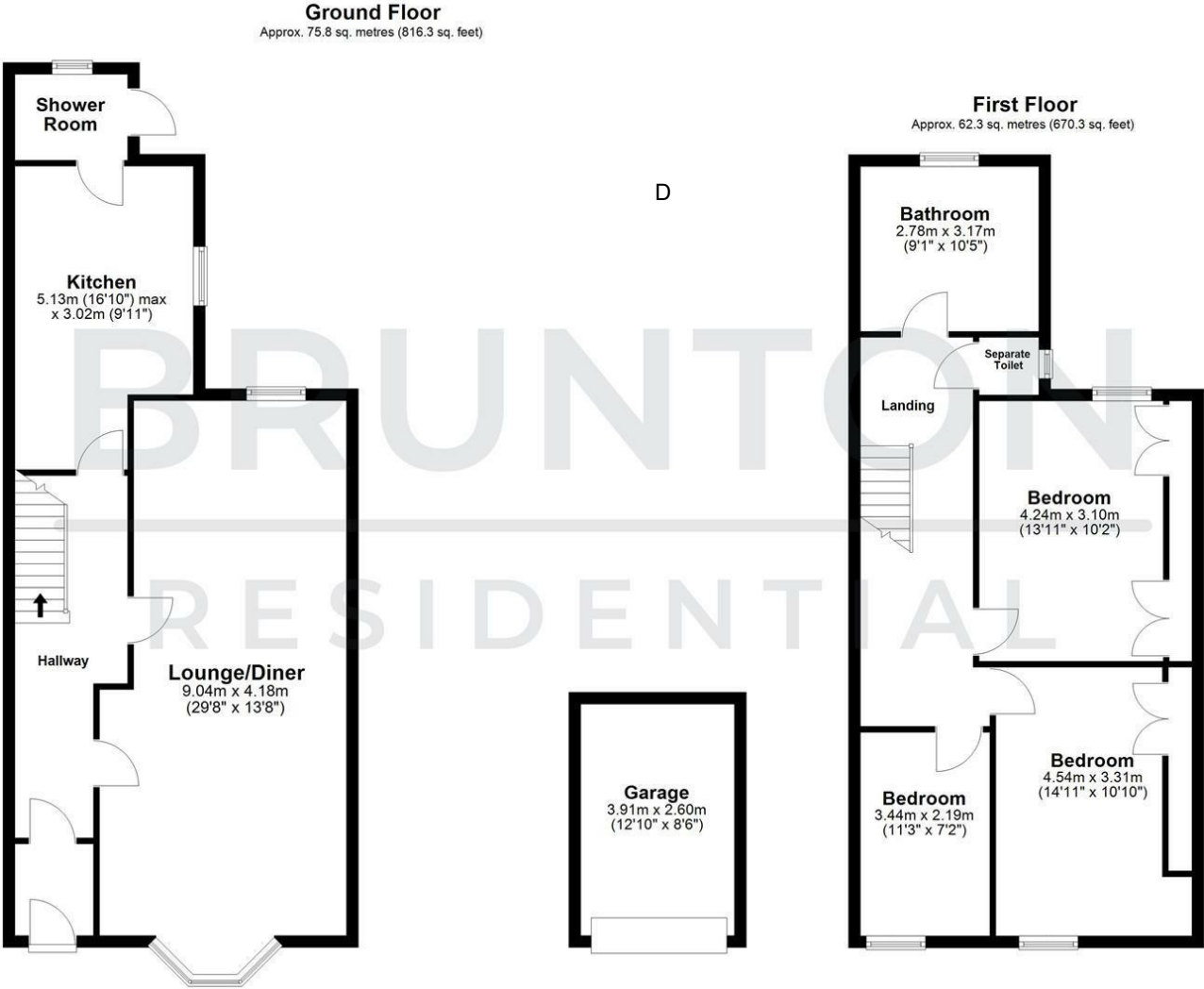
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	