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BEATTY AVENUE, HIGH WEST JESMOND, NE2

Offers Over £485,000

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Delightful & Extended Semi-Detached Family Home Situated within High West Jesmond and Boasting Two Great Reception Rooms, Kitchen/Breakfast Room, Four Bedrooms, Family Bathroom plus Shower Room, Off Street Parking, Garage and Beautiful Mature Lawned Gardens!

This excellent, semi-detached family home is ideally located on the desirable Beatty Avenue, High West Jesmond. Beatty Avenue, which is tucked just off from Jesmond Dene Road, is perfectly placed to provide direct access into Jesmond Dene and also the shops, cafes, restaurants and lifestyle of both Jesmond and Gosforth.

The property itself is positioned close to outstanding local schooling and is placed just a short walk from Ilford Road Metro Station, providing excellent transport links via road and rail into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: An entrance hallway providing access to the staircase leading to the first floor, two reception rooms, and the kitchen. The front reception room is a good-sized space with a walk-in bay window and feature fireplace, while the rear reception room also offers a fireplace and opens onto the delightful rear garden. The kitchen is fitted with a range of wall and base units, integrated appliances, and has direct access to the rear garden.

The first-floor landing gives access to three bedrooms and a family bathroom with a separate WC. The principal bedroom to the front features a walk-in bay window, the second bedroom to the rear includes fitted wardrobes, and the third bedroom is currently used as a home office but could easily function as a bedroom, study, or nursery. The loft conversion provides a rear dormer, creating a good-sized double bedroom with 'Velux' windows, eaves storage, and an additional shower room with tiled walls and floors.

Externally, the rear garden is enclosed with fencing, has a paved seating area and lawned area, with access to the garage. To the front, there is a block paved driveway providing parking for two vehicles with access to the garage with up and over door.



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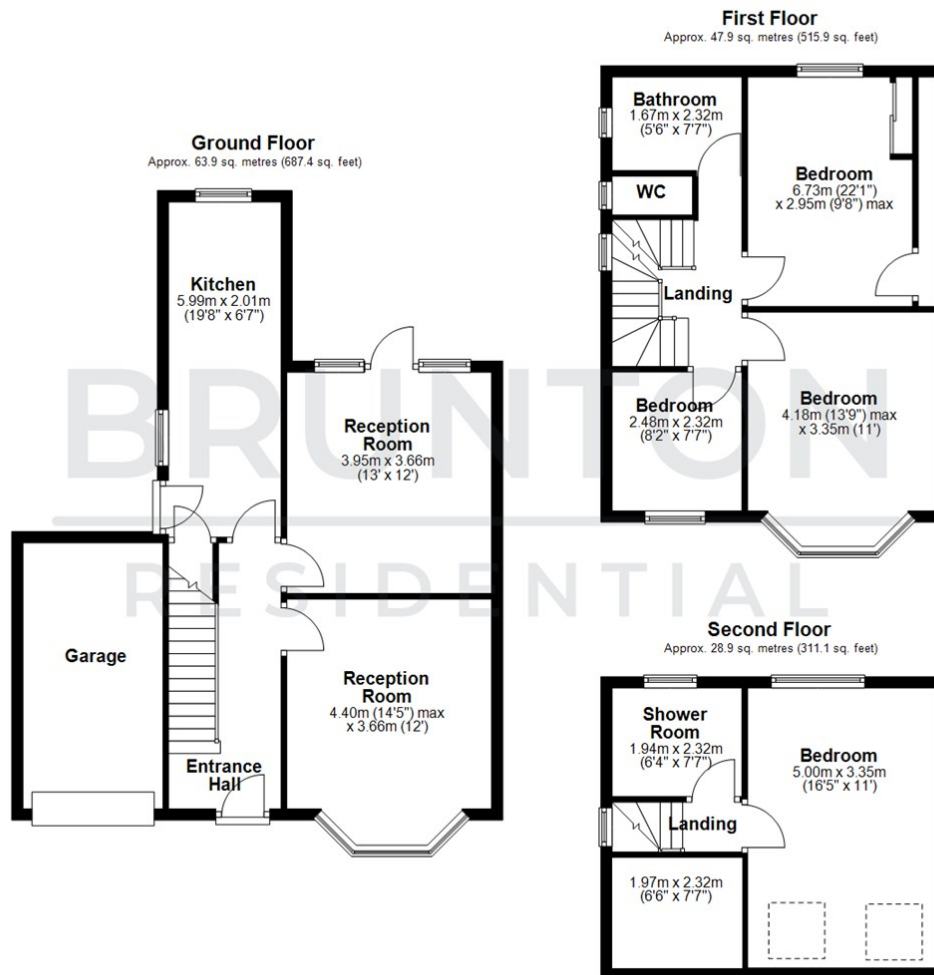
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

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