



Passionate people. Passionate places.

www.sandersonyoung.co.uk



12 Lodore Road
High West Jesmond



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £399,995



12 Lodore Road, High West Jesmond Newcastle upon Tyne NE2 3NN

SITUATION AND DESCRIPTION

An elegant period terrace house, circa 1905, one of only two built in this style on Lodore Road, and ideally positioned for the Town Moor, Gosforth High Street, Jesmond and the nearby Ilford Road Metro station. The three bedroom house, owned by the current family for over 30 years, has beautifully presented accommodation over two floors, and has retained many original features including marble and cast iron fireplaces, decorative ceiling coving and roses and sash windows.

The accommodation briefly comprises: stone portico entrance, vestibule, reception hallway, sitting room, dining room, 20ft Mowlem fitted kitchen with integrated appliances, utility cupboard, two double bedrooms with bespoke fitted wardrobes, single bedroom, well appointed family bathroom/wc, second wc, landscaped rear courtyard. No upward chain.

The property comprises:

ENTRANCE VESTIBULE

A stone pillared portico entrance leads to the vestibule, with a dado rail, ceiling coving and a decorative stained glass and leaded glazed door to the reception hallway.

RECEPTION HALLWAY

A lovely reception hallway with a traditional balustrade staircase, with carved newel post, leading to the first floor. The hallway has a dado rail, ceiling coving and carved corbels, an under stairs storage cupboard, inset spots to the ceiling and a radiator.

Doors lead from the reception hallway to the principal reception rooms and kitchen/breakfast room.

SITTING ROOM

17'1 x 14'1 (5.21m x 4.29m) maximum into bay

An elegant sitting room, with a sash bay window to the front elevation and a gas fire with a brushed steel and tiled insert with a decorative surround. The sitting room has a picture rail, ceiling rose and coving, bespoke built in bookshelves to each of the alcoves and a radiator with a decorative cover.

DINING ROOM

15'1 x 12'3 (4.60m x 3.73m)

A versatile second reception room with two sash windows overlooking the rear courtyard, bespoke built in bookshelves to one alcove, a radiator with decorative cover, ceiling coving, picture rail and rose, inset spots to the ceiling and a serving hatch to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

20'6 x 8'9 (6.25m x 2.67m)

A lovely sized kitchen/breakfast room, fitted with a Mowlem kitchen comprising an extensive range of wood wall and base cabinets with granite worktops and incorporating a Belfast style sink with a mixer tap. The kitchen has a four ring gas hob with extractor hood over, a double oven, integrated fridge/freezer and plumbing for a dishwasher. There are two free standing dresser style cabinets and basket storage within the cabinets as well an original built-in pantry cupboard with shelving.



The kitchen/breakfast room has excellent natural light from the two sash windows to the side elevation to the courtyard, and the window and door to the courtyard.

Double doors open to a utility cupboard.

UTILITY CUPBOARD

4'2 x 3'6 (1.27m x 1.07m)

The utility cupboard has plumbing for a washing machine, houses the gas boiler and has a small window to the yard.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111





SANDERSON YOUNG
estate agents &
property consultants

Returning to the hallway, the staircase leads to a half landing giving access to the family bathroom/wc, a second separate wc, with an overhead cupboard housing the water tank.

FAMILY BATHROOM/WC

8'8 x 13'2 (2.64m x 4.01m) maximum irregular shape

A contemporary bathroom, taking in the former fourth bedroom, and fitted with a white suite comprising; bath, large mains corner shower, close coupled wc and wall mounted basin. The bathroom has a ladder radiator, a radiator, double glazed windows, with plantation shutters, to both the side and rear elevations, integral spotlights and neutral tiling.

SEPARATE WC

With a close coupled wc, window to the side and a tiled floor.

FIRST FLOOR LANDING

The first floor landing has two original built-in storage cupboards, one shelved and one with a hanging rail, a radiator and inset spots to the ceiling.

BEDROOM ONE

12'1 x 18'4 (3.68m x 5.59m) maximum into bay

A generous double bedroom with a sash bay window to the front elevation, beautiful decorative coving, rose and moulding to the ceiling and a picture rail. The bedroom has an attractive period fireplace with a cast iron and tiled insert and marble surround, a radiator with a decorative cover and a bespoke built-in wardrobe to one alcove.

BEDROOM TWO

11'1 x 14'1 (3.38m x 4.29m)

A second double bedroom with a lovely marble fireplace with a tiled and cast iron insert, two sash windows to the rear elevation, ceiling coving, a picture rail, radiator and bespoke built-in wardrobe to one alcove.

BEDROOM THREE

11' x 6'4 (3.35m x 1.93m)

A single bedroom with a sash window to the front elevation and a radiator.

EXTERNALLY

To the front of the property there is a small town garden and stone portico entrance, and to the rear a well maintained, landscaped courtyard garden with raised planted beds, mature shrubs and a wrought iron gate giving access to the rear lane.



No upward chain.

SERVICES

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

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX – Band E

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339





SANDERSON YOUNG
estate agents &
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

Gosforth Office

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

OPEN 7 DAYS A WEEK

S006 Printed by Ravensworth 01670 713330