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12 Lodore Road  
High West Jesmond



SANDERSON YOUNG  
estate agents &  
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Price Guide: £415,000



# 12 Lodore Road, High West Jesmond Newcastle upon Tyne NE

## 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.



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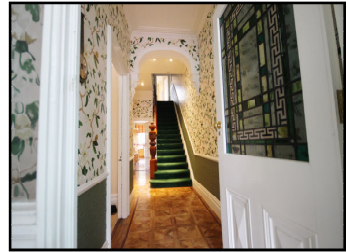
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Returning to the hallway, the staircase leads to a half landing giving access to the family bathroom/wc, a second separate wc, with an overhead cupboard housing the water tank.

#### **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](http://www.environment-agency.uk)

#### **COUNCIL TAX – Band E**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: D



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