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27 Crossway

Jesmond



SANDERSON YOUNG  
estate agents &  
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Price Guide: £399,950



# 27 Crossway, Jesmond, Newcastle upon Tyne NE2 3QH

## SITUATION AND DESCRIPTION

A well presented three bedroom semi detached house, built in 1934 on this much sought after residential road in Jesmond. The period house has retained many traditional features including stained glass and leaded windows, ceiling coving, wall panelling and fireplaces, and benefits from front and rear gardens, a driveway and single garage.

The accommodation briefly comprises: portico entrance, reception hallway, cloakroom/wc, sitting room, dining room, conservatory, kitchen/breakfast room with French doors opening to the rear garden, three bedrooms, bathroom and separate wc, east facing rear garden, single garage and driveway.

A great opportunity to purchase an excellent family home in a central Jesmond location, ideally placed for the local shops, cafes and restaurants, as well as the Town Moor and nearby Metro station for transport links to the city centre.

The property comprises:

## RECEPTION HALLWAY

A lovely reception hallway with a traditional staircase to the first floor, wood panelling to the walls, a stained glass and leaded door and windows to the front elevation, wood flooring, and a radiator. Doors lead to the principal reception rooms, kitchen/breakfast room and cloakroom/wc.

## CLOAKROOM/WC

An under stairs cloakroom/wc with a close coupled wc, wash hand pedestal basin and inset spots to the ceiling.

## SITTING ROOM

13'1 x 17'6 (3.99m x 5.33m)

A generous sitting room with a glazed door and windows, with original stained glass and leaded

upper pane detail, opening to the conservatory at the rear. The sitting room has a gas living flame fire with a tiled insert and wood surround, a built-in glazed cabinet to one of the alcoves, wood flooring, ceiling coving, a picture rail and two radiators.

## CONSERVATORY

10'9 x 9'7 (3.28m x 2.92m) maximum

A good sized conservatory with UPVC double glazed windows and a door opening to the rear terrace and garden.

## DINING ROOM

16'6 x 13'1 (5.03m x 3.99m)

A lovely second reception room with a leaded double glazed UPVC bay window to the front elevation, with stained glass and leaded upper pane detail, wood flooring, a gas living flame fire with a wood surround, picture rail, ceiling coving and a radiator set in to the bay.

## KITCHEN/BREAKFAST ROOM

14'8 x 10'1 (4.47m x 3.07m) plus 3'6 x 6'8 (1.07m x 2.03m)

A superb L shaped family kitchen/breakfast room, fitted with an extensive range of wall and base cabinets with contrasting work surfaces and splash back tiling, incorporating a Belfast style sink with mixer tap, five ring gas hob with extractor hood over, double oven, integrated microwave and slim line dishwasher. The kitchen/breakfast room has under unit lighting, space for a free standing fridge freezer, wood flooring, inset spots and double glazed UPVC window and French door opening to the rear garden.

A door leads from the kitchen/breakfast room to the garage.

Returning to the hallway, a staircase leads to a half landing with a beautiful feature original stained glass and leaded window.



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### FIRST FLOOR LANDING

With a picture rail and access to the loft via a pull down loft ladder.

### BEDROOM ONE

16'7 x 12' (5.05m x 3.66m) maximum into bay  
The double bedroom has a UPVC double glazed window to the front elevation, with stained glass and leaded upper pane detail, a picture rail, a radiator set in to the bay and ample space for free standing bedroom furniture.

### BEDROOM TWO

17'7 x 11'9 (5.36m x 3.58m) maximum inclusive of wardrobes

A lovely sized double bedroom with UPVC double glazed window to the rear, with stained glass and leaded upper pane detail, overlooking the garden and La Sagesse. The bedroom is fitted with an extensive range of fitted wardrobes to one wall with shelving, hanging and drawer space, and has wood flooring, a radiator and a picture rail.

### BEDROOM THREE/STUDY

8'8 x 8'4 (2.64m x 2.54m)

A single bedroom, currently used as a study, with a UPVC double glazed window to the front, with stained glass and leaded upper pane detail, a picture rail and a radiator.

### BATHROOM

8'4 x 7' (2.54m x 2.13m)

The bathroom has a white bath with wash hand pedestal basin and separate electric shower. There is a double glazed window to the rear and a radiator.

### SEPARATE WC

With a close coupled wc and double glazed window to the side.

### GARAGE

14'9 x 7'3 (4.50m x 2.21m)

The attached garage has double timber doors, a double glazed window to the side, plumbing for a washing machine, a gas boiler on the wall, power and lighting and door to the kitchen/breakfast room.

### EXTERNALLY

To the front of the property there is a gravelled garden and block paved driveway providing off-street parking for two cars, which in turn leads to the attached single garage.

The rear east facing garden, which overlooks the pathway linking Towers Avenue and Jesmond Dene Road, has a central lawned area with a wall/timber boundary fence, mature hedging and shrubs. There is a paved terraced seating area leading from the conservatory.

### SERVICES

The property has mains electricity, gas, water and drainage

### TENURE

Freehold

### FLOOD RISK

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### COUNCIL TAX

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

### ENERGY PERFORMANCE RATING

Grade: E



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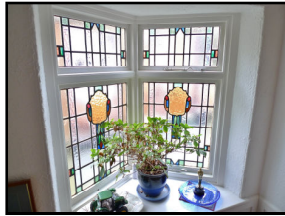
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