



## Lindisfarne, Otterburn Villas Jesmond

- End town house
- Two bedrooms
- Bathroom/wc
- En-suite shower room/wc
- Breakfasting kitchen
- Off street parking

Auction Guide Price £145,000+



51 St. George's Terrace  
Jesmond  
Newcastle upon Tyne  
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**\*\*\*FOR SALE BY AUCTION 5TH DECEMBER 2011,  
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A very well presented, two bedroom, end town house, situated on Lindisfarne, off Otterburn Terrace in Jesmond. The property is conveniently located, close to the shops on Clayton Road, as well as the bars and restaurants on Osborne Road. The accommodation provides a unique layout and comprises, to the ground floor; entrance vestibule, reception hall, bathroom/wc and second bedroom with fitted wardrobes. To the basement level there is a master bedroom with fitted wardrobes and en-suite shower room/wc. On the first floor there is a modern fitted L-shaped breakfasting kitchen with integrated appliances. The lounge is on the top floor with dual aspect windows and a feature fireplace. The property benefits from double glazing and gas central heating to radiators via a combination boiler. Externally there is off street parking to the front of the property. Viewing is strongly recommended, no upper chain involved.

**VESTIBULE**

With entrance door.

**RECEPTION HALL**

The hall has a radiator, staircase to the first floor and a staircase to the basement level.

**BEDROOM TWO 7'9x8'5 (2.37mx2.56m)**

This second bedroom has double glazed windows to the front and side, fitted wardrobes with double doors, telephone point and a radiator.

**BATHROOM/WC**

The bathroom has a three piece white suite comprising; panelled bath, pedestal wash hand basin and a low level wc. There are tiled walls, tiled floor, radiator and a frosted double glazed window to the side.

**BASEMENT**

**BEDROOM ONE 12'7x8'6 (3.84mx2.59m) (not including wardrobes)**

Bedroom one has a double glazed window to the side, fitted wardrobes, radiator and a door to:

**EN-SUITE SHOWER ROOM**

The shower room has a white three piece suite comprising; step-in shower cubicle with mains shower, wash hand basin set in a vanity unit and a low level wc. There are tiled walls, tiled floor, shaver point, extractor fan and a radiator.

**FIRST FLOOR LANDING**

The landing has a radiator, staircase to the second floor and a door to:

**BREAKFASTING KITCHEN 15'5x12'3 (4.69mx3.73m) narrowing to 6'1 (1.84m)**

The kitchen is L shaped and is fitted with a range of wall and base units, work surfaces, single drainer sink unit, built-in electric oven, built-in electric induction hob, space for the inclusion of a breakfast table and chairs, integrated fridge, freezer, dishwasher and washing machine. There is a combination boiler, tiled floor, double radiator and double glazed windows to the front and side.

**SECOND FLOOR LANDING**

**LOUNGE 12'4x12'3 (3.75mx3.74m)(not including staircase area)**

The lounge has a sloping ceiling to one area, double glazed door to the front, double glazed windows to the front and side, marble effect fireplace with tiled inset, television aerial point and a radiator.

**EXTERNALLY**

There is off street parking to the front of the property.

V2/VH/PH/JR3272/14/06/11

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Energy Efficiency Rating				Environmental (CO <sub>2</sub> ) Impact Rating			
		CURRENT	POTENTIAL			CURRENT	POTENTIAL
Very energy efficient - lower running costs				Very environmentally friendly - Lower CO <sub>2</sub>			
(92 - 100)		A		(92 - 100)		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 - High CO <sub>2</sub>			
		57	61			51	54
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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