



**35 Fern Avenue , NE2
2QU**

6 BEDROOM

£545,000 Freehold

PROPERTY FOR SALE



Summary

Mansons are delighted to bring to the sales market this six bedroom semi detached house located on Fern Avenue, an established, residential street in the popular area of Jesmond.

Jesmond is within walking distance of Newcastle City Centre and has very good public transport links. It offers an eclectic mix of bars, restaurants, swimming pool, library, smaller independent boutique style shops and big chains like Tesco's and Waitrose and also benefits from close proximity to local schools Jesmond Primary, Royal Grammar School, Newcastle High School for Girls and Jesmond Park Academy.

Jesmond Dene is a popular destination for families - with its country walks and riverside scenery it's hard to believe, this tranquil country park is only a few minutes from the bustling centre of Jesmond - and it's even got a petting zoo! Properties range from Victorian houses and converted flats to modern blocks and

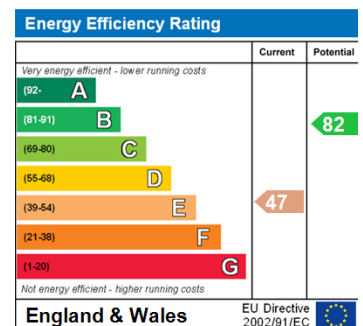
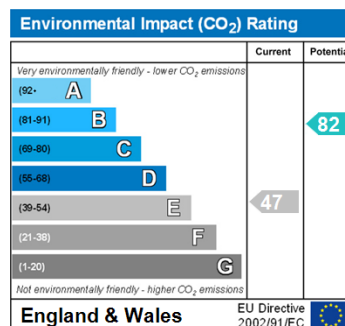
Key Features

Location

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THE PROPERTY COMPRISES

Entrance To The Property

Two steps up to the front door, which provides access to ...

Lobby

Tiled floor, dado rail, leaded window, & door giving access to the ...

Hallway

Cornicing, dado rail & picture rail & two central heating radiators.

(L-Shaped)

5.16m (17'0") x 2.59m (8'6")

Lounge

Bay window, picture rail & two central heating radiators.
5.55m (18'3") x 4.87m (16'0")

Dining Room

Cornicing, picture rail, dado rail, central heating radiator & door allowing access to the rear garden.

5.77m (19'0") x 4.41m (14'6")

Inner Lobby

Cupboard, door to the cellar and an external door giving access to the side of the house.

Kitchen

Fitted wall & floor units, stainless steel sink & drainer unit & space for gas cooker. Tiled splashbacks, central heating radiator & door to the ...

3.59m (11'10") x 3.88m (12'9")

Utility Room

Shower, toilet, sink, washing machine, central heating radiator

