



**SUPER STYLISH MAISONETTE OFFERING OVER 1,400 SQ FT!** This generous maisonette occupies the second and third floors of this sensitive conversion on Eslington Terrace, Jesmond. With Jesmond metro station at the end of the street, Eslington Terrace, within Brandling Village conservation area is perfectly placed close to the shops and cafes of Clayton Road and indeed just a short walk to Newcastle City Centre itself.

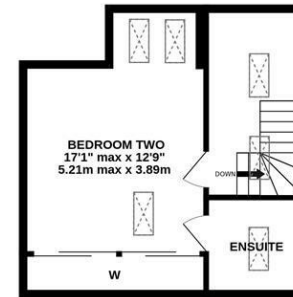
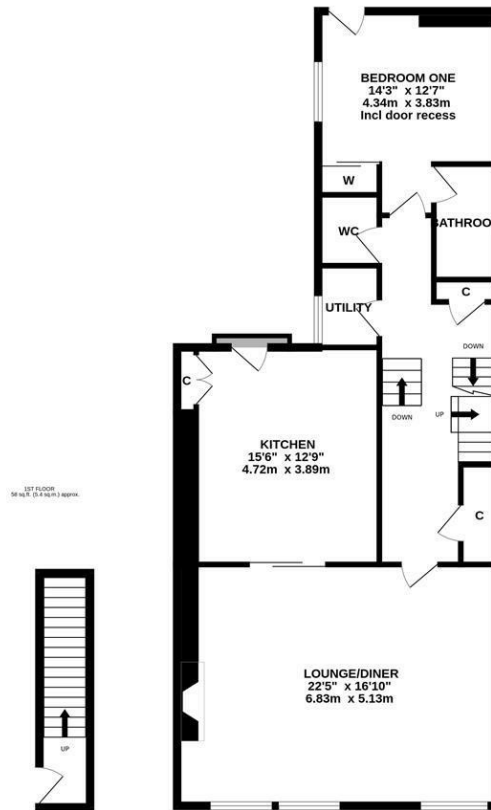
The accommodation briefly comprises: communal entrance hall with stairs to second floor; private entrance hall with split level landing, two storage cupboards and stairs to third floor; an impressive 22ft lounge diner with hardwood floors, feature fireplace and three windows offering a leafy green outlook; kitchen with a range of fitted units, work surfaces, some integrated appliances, breakfasting island, storage cupboard, hanging and spot lighting, hardwood flooring and Juliette balcony; utility room; bedroom one with fitted sliding door wardrobe storage, access to an en-suite bathroom complete with three piece suite and rear staircase access to the fire escape; separate WC. To the third floor, bedroom two, a 17ft room with full width sliding door wardrobe storage, three Velux windows and access to an en-suite shower room complete with three piece suite. Externally to the rear, off-street parking and access to the rear service lane. A great purchase opportunity for a range of potential buyers, early viewings are advised to truly appreciate the accommodation on offer!

Super Stylish Victorian Conversion | 1,404 Sq. ft (130.5 m<sup>2</sup>) | Second & Third Floor Maisonette | Two Double Bedrooms | Open Plan Lounge Diner | Kitchen | Bathroom, En-Suite & Separate WC | Off Street Parking | Conservation Area | Excellent Location | Leasehold with Share of Freehold - 90 Years Remaining | Service Charge Ad-Hoc | Council Tax Band C | EPC Rating: C



2ND FLOOR 579 sq.ft. (53.54sq.m.) approx.

3RD FLOOR 589 sq.ft. (54.33sq.m.) approx.



**TOTAL FLOOR AREA: 1404 sq.ft. (130.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Offers Over £385,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

