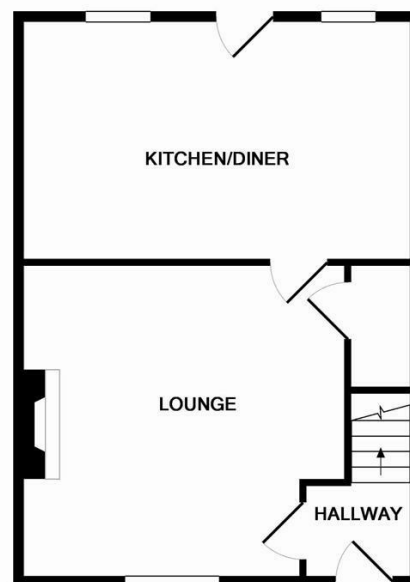




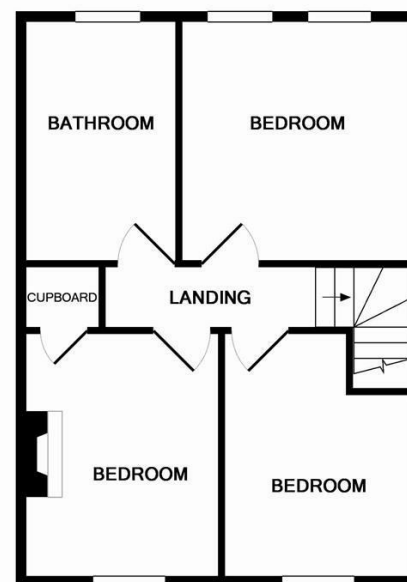
Nestled within the Brandling Village Conservation Area, a charming Victorian cottage at East Front, Brandling Place. Ideally located close to the boutique shops of Clayton Road, excellent local schools and within walking distance to Newcastle City Centre itself. Thought to have been originally constructed in the 1840s and offering almost 1,000 Sq. Ft, the living accommodation spread over two storeys briefly comprises 17ft kitchen/diner, lounge with open fireplace, three bedrooms and family bathroom. Filled with character, the property also benefits from an enclosed courtyard to the rear.

The accommodation briefly comprises: 17ft re kitchen/diner with integrated appliances; lounge with wood burning stove and under-stairs store; hallway with door to courtyard and stairs to the first floor. The first floor landing gives access to three bedrooms, bedroom one with bespoke fitted storage and bedroom two with period fireplace and a stylish fully tiled bathroom. Externally the property benefits from a delightful garden with walled and fenced boundaries, planted borders and gated access to the rear lane. The property itself sits within the charming square located at the bottom of Brandling Place South where residents parking is available via permits from Newcastle City Council. With gas 'combi' central heating this great home demands an early inspection.

Victorian Cottage | 995 Sq ft (88.7m2) | Conservation Area | Three Bedrooms | 17ft Re-Fitted Kitchen/Diner | Lounge | Stylish Re-Fitted Bathroom | Courtyard Garden | Great Location | GCH | Freehold | Council Tax Band D | EPC Rating: D



GROUND FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 £380,000**

**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.

