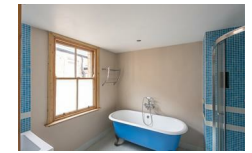




Well Presented with Period Features Throughout and a South Facing Rear Yard! This fine period family home is ideally located on Grosvenor Road within the heart of Jesmond. Grosvenor Road, perfectly placed for access to Jesmond Dene and is also situated close to outstanding local schooling, the shops, restaurants and cafés of Jesmond, as well as excellent local transport links into the city centre and beyond. The house, set over three floors, manages to retain many fine features associated with the period and boasts in excess of 1,600 Sq ft.

With stripped wood flooring to most of the ground floor, the accommodation briefly comprises: entrance lobby through to entrance hall, open to lounge diner with stairs to first floor, under-stairs storage cupboard; sitting room with walk in bay, feature wood burning stove and decorative ceiling rose; kitchen with fitted units, work surfaces and side door access out to the rear yard. The split level first floor landing with two storage cupboards gives access to three bedrooms, bedrooms one and two both comfortable doubles with feature fireplaces and fitted alcove storage; generous family bathroom with separate WC. The second floor landing with storage cupboard gives access to; study/office space with two Velux windows; an impressive double bedroom measuring close to 21ft, with dual aspect windows and both a walk-in-wardrobe and separate access to an en-suite shower room. Externally, a front town garden with mature planting, tiled pathway and iron railing with dwarf wall boundary. To the rear, a south facing yard laid mainly to artificial grass with a raised decked seating area together with wall boundaries and gated access to the service lane. Offering well proportioned accommodation, early viewings are advised!

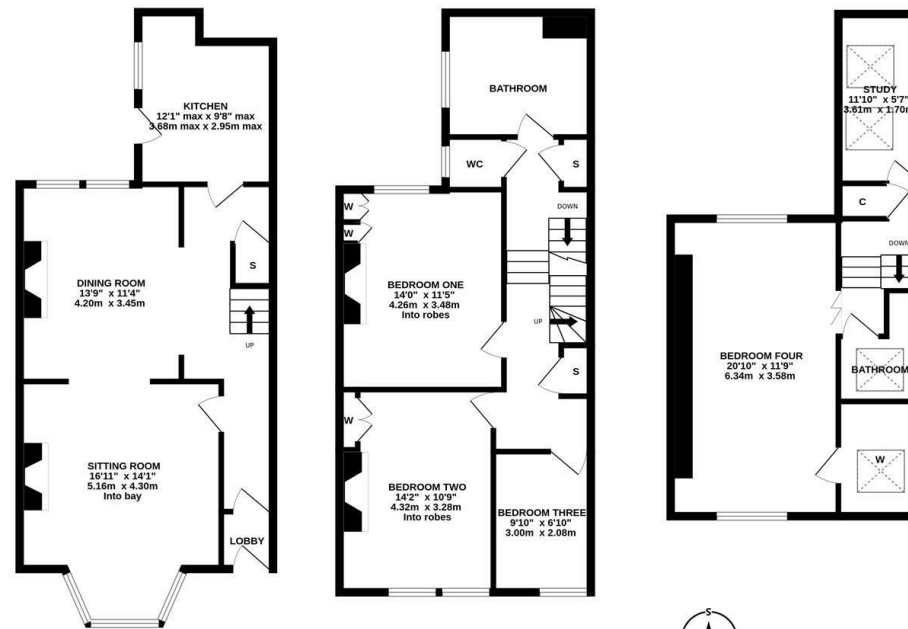
Period Mid-Terrace Family Home | 1,617 Sq ft (150.2m²) | Four Bedrooms | Sitting Room | Lounge/Diner | Kitchen | 1st Floor Family Bathroom with Separate WC | 2nd Floor Study | 2nd Floor Shower Room & Walk-In-Wardrobe to Bedroom Four | Front Town Garden | South Facing Rear Yard with Artificial Grass | GCH | Popular Location | Close to Jesmond Dene | Freehold | Council Tax Band D | EPC: D



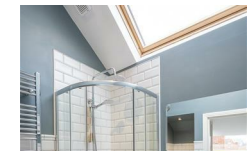
GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.

2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 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 £425,000

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.

