





Stylish Three Bedroom, Upper Floor 'Tyneside' Flat! Offered to the market with no onward chain this stylish three bedroom flat ideally positioned on Valley View, Jesmond. Valley View, placed at the top of Hartside Gardens is ideally located within Jesmond close to Jesmond Dene and also just a short walk to West Jesmond Metro Service, Osborne Road, countless shops, cafes and restaurants in central Jesmond and bus routes to and beyond Newcastle city centre.

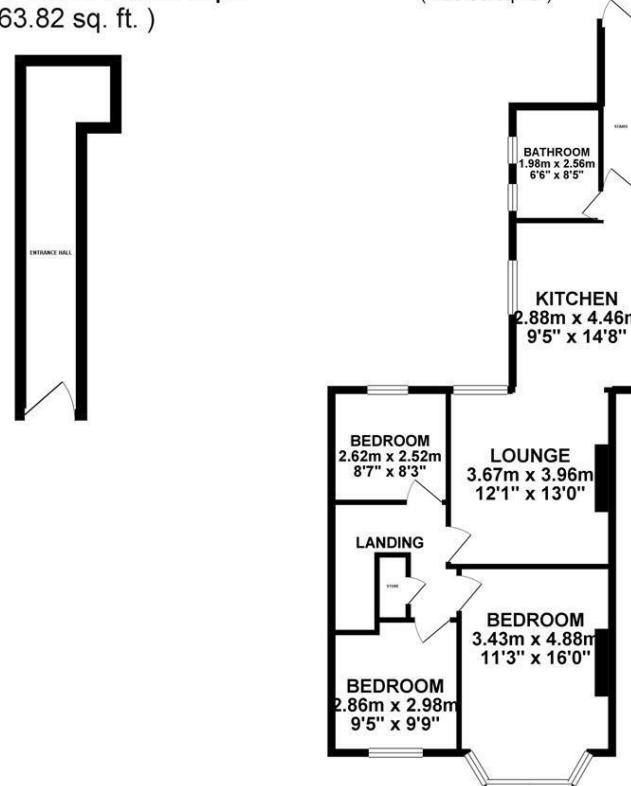


Boasting close to 850 Sq ft, the accommodation briefly comprises: entrance hall with stairs to first floor landing; three bedrooms, bedroom one with walk in bay; an impressive open plan lounge/kitchen with stylish units and integrated appliances; bathroom complete with three piece suite. Externally, a west facing shared rear yard with wall boundaries. Fully double glazed with gas central heating the great flat is ready to move straight in to.

Upper 'Tyneside' Flat | 847 Sq ft (78.8m<sup>2</sup>) | Three Bedrooms | Open Plan Lounge/Kitchen | Stylish Presentation | Bathroom | Excellent Location | No Onward Chain | GCH & DG | Leasehold - Tyneside Lease with Peppercorn Rent 959 Years Remaining | Council Tax Band B | EPC Rating: C

ROUND FLOOR 5.93 sq. m.  
( 63.82 sq. ft. )

1ST FLOOR 72.83 sq. m.  
( 783.98 sq. ft. )



TOTAL FLOOR AREA : 78.76 sq. m. ( 847.81 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 £225,000**

**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.

