





**THREE BEDROOM UPPER FLOOR**  
**'TYNESIDE' FLAT WITH OPEN ASPECT**  
**VIEWS & NO ONWARD CHAIN!** Situated on the popular Newlands Road, High West Jesmond, this delightful flat is located close to excellent local schools, Jesmond Dene, within striking distance of Ilford Road Metro Station and nestled approximately half-way between the shops of Gosforth High Street & the café culture of Jesmond, this location is simply perfect for a variety of buyers.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor landing with storage; lounge diner with fireplace, part alcove storage and spot lighting; kitchen with a range of fitted units, work surfaces and rear door access to the stairs leading out to the rear yard; bathroom complete with three piece suite; three bedrooms, bedroom one with feature fireplace and walk in bay providing open aspect views. Externally, a shared rear yard with wall boundaries and gated access to the rear service lane, offered to the market with no onward chain, early viewings are advised.

First Floor 'Tyneside' Flat | 756 Sq ft (70.2 m2) |  
 Three Bedrooms/Two with Study | Lounge |  
 Kitchen | Bathroom WC | Large Private Rear  
 Yard | Green Outlook | On Street Parking |  
 GCH & DG | No Onward Chain | Leasehold -  
 Tyneside Lease with Peppercorn Rent 976 Years  
 Remaining | Council Tax Band: B | Great  
 Location | EPC: D

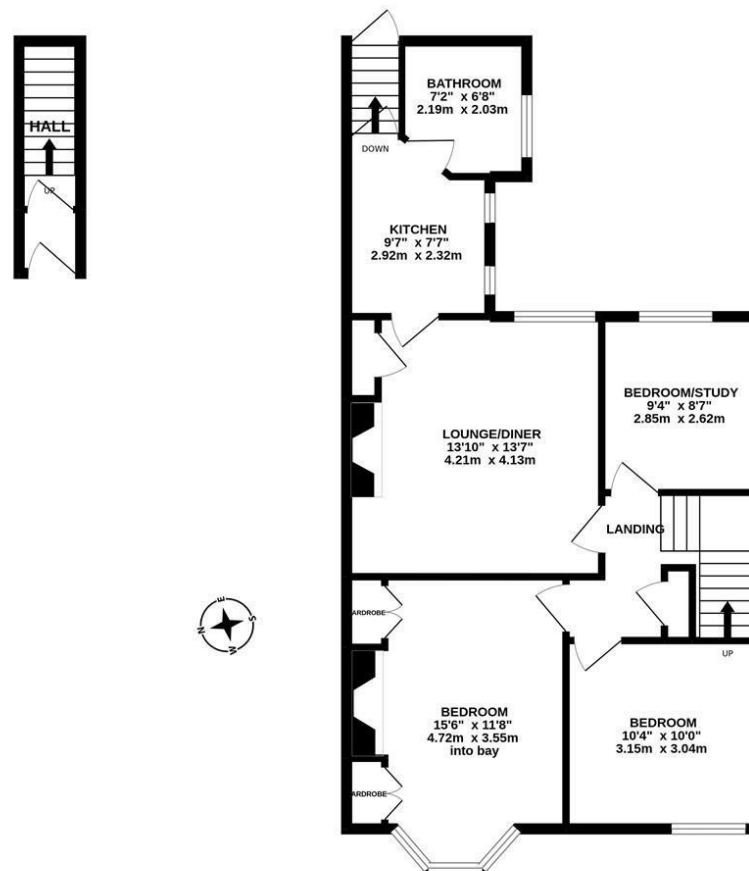
EPC - D



GROUND FLOOR  
40.94 sq. ft. (3.7 sq. m.) approx.



FIRST FLOOR  
708.94 sq. ft. (65.5 sq. m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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.  
 Made with Metropix 5/2022

**Offers Over £195,000**

**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.

