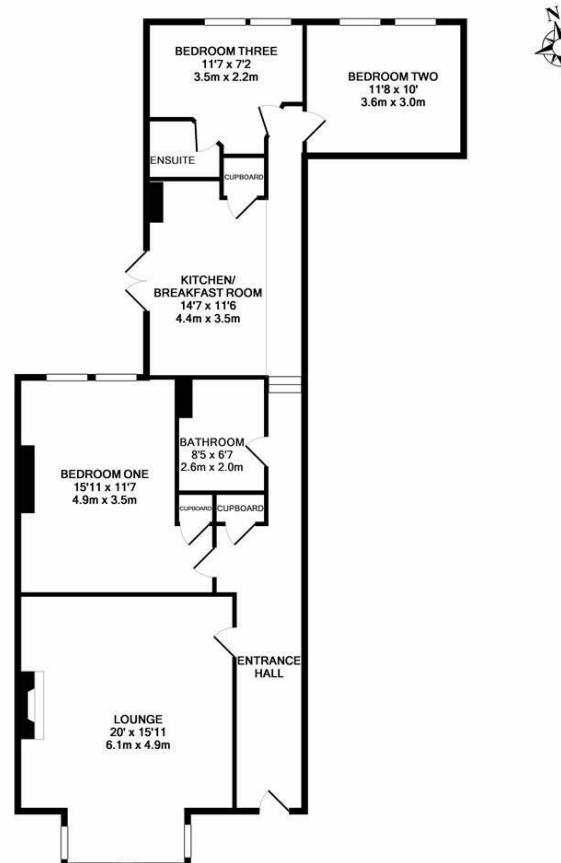




A charming ground floor conversion apartment ideally located on Tankerville Place in the heart of Jesmond's Brandling Village Conservation Area! Within walking distance to Newcastle City Centre, Tankerville Place is perfectly situated close to the parade of shops on Clayton Road, Jesmond Metro Station and indeed the café culture of Jesmond.

With its own private front door and managing to retain a wealth of period charm, the accommodation briefly comprises: entrance hall with tiled lobby, parquet floor and built-in storage; a 20ft principal reception with tall ceilings, ornate cornice and rose, polished wooden floors, walk-in bay and period fireplace; a generous master bedroom, again with ornate cornice and polished wooden floor; stylish family bathroom and impressive kitchen/breakfast room which is open to the hallway with a contemporary range of units and double-glazed French doors to the yard. The hallway leads on to two further bedrooms, both decent in size, and one with en-suite shower room. Externally a delightful rear yard offers a decked entertaining space and electric roller shutter door provides secure off street parking too.

Conversion Apartment | 1,113 Sq ft (103.4m<sup>2</sup>) | Ground Floor | Three Bedrooms | 20ft Lounge/Diner | Stylish Family Bathroom & En-Suite Shower Room | Kitchen/Breakfast Room | Conservation Area | Well Presented with Period Features | Private Yard & Secure Parking | EPC Rating: D



TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offers Over £260,000

Misrepresentation Act 1967. 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.