



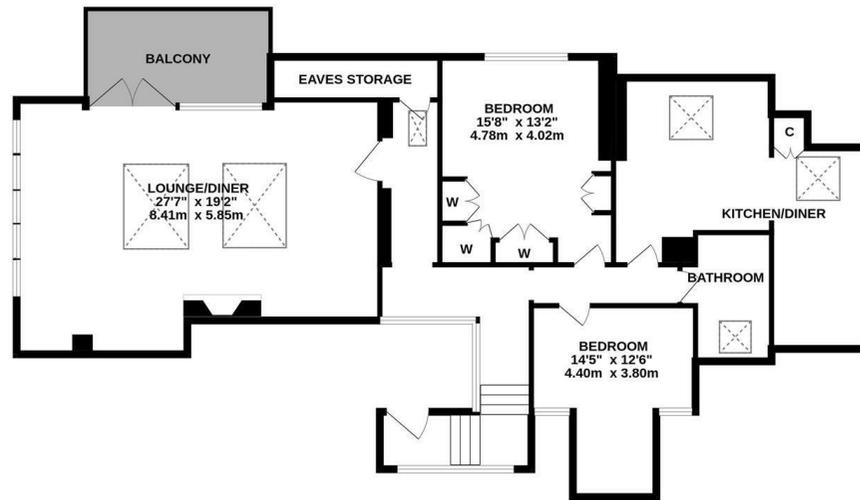
Thought to have been originally constructed in 1903 and occupying the second floor of this imposing detached villa, centrally located within Jesmond's golden triangle. North Cottage, perfectly placed on Adderstone Crescent Adderstone Crescent, one of Newcastle's most prestigious residential addresses is also within walking distance of Jesmond Dene along with the shops, bars, cafés and restaurants that Jesmond is known for.



Boasting almost 1,400 Sq ft, the accommodation briefly comprises: communal entrance with stairs to second floor; private entrance hall with stairs to hallway; an impressive lounge dining room with feature fireplace, vaulted ceiling, sky lights, dual aspect windows and French doors leading to a sun terrace overlooking the rear gardens and towards Jesmond Dene; kitchen diner with two sky lights, a range of fitted units, work surfaces and storage cupboard; bathroom complete with three piece suite; eaves storage accessed from the main hallway; two bedrooms, bedroom one with fitted wardrobe storage. Externally, gated off-street parking accessed by a sweeping gravelled driveway and enclosed with wall boundaries and mature planting. With no onward chain, a rare purchase opportunity in the heart of Jesmond, early viewings are advised.



SECOND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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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Second Floor Conversion Apartment | 1,394 Sq ft (129.5m2) | Two Bedrooms | Impressive Lounge/Diner | Kitchen Diner | Bathroom | Balcony | Off-Street Parking | No Onward Chain | Rare Purchase Opportunity | Located within Jesmond's 'Golden Triangle' | Leasehold - Share of Freehold 989 Years Remaining | Service Charge £2,884.08 Per Annum | Ground Rent £25 Per Annum | Council Tax Band D | EPC: D

Offers Over £475,000

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.

