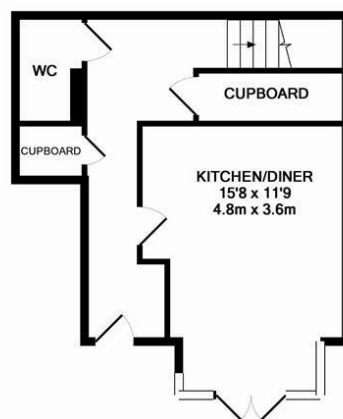
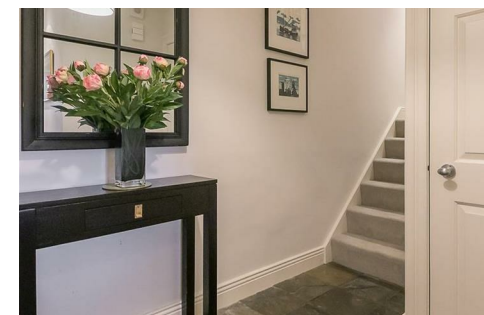




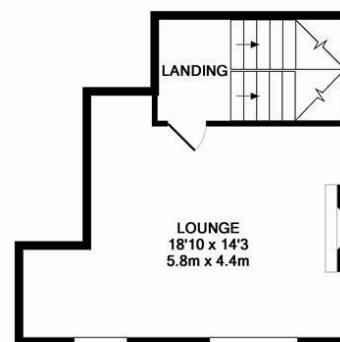
**STYLISH TOWNHOUSE & EXCELLENT LOCATION!** Constructed in 2003, and presented to a high specification, a unique three-storey townhouse tucked behind Tankerville Terrace within the heart of Jesmond's Brandling Village Conservation Area. Tankerville Terrace, close to the shops and cafés of Clayton Road, the restaurants of Osborne Road, excellent local school and indeed walking distance to Newcastle City Centre itself.

Located to the rear of a Victorian conversion on Tankerville Terrace with private access and boasting almost 1,000 Sq ft, the accommodation comprises entrance hall with slate floor, utility cupboard and storage cupboard; cloakroom/WC and kitchen/diner with French windows over the garden and granite work-surfaces to the ground floor. To the first and second floors an 18ft full-width living room; two bedrooms and family bathroom boasting four-piece suite including panelled bath and step-in shower cubicle. Externally, a delightful courtyard garden, block paved with walled boundaries and roller shutter door providing off street parking. With a Gas 'Combi' boiler central heating and wood-framed double glazed windows, this great property provides a unique opportunity of a secluded location in the heart of Jesmond.

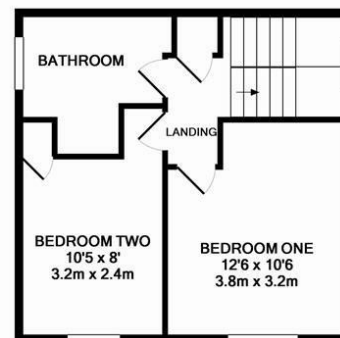
Three-Storey Townhouse | 971 Sq ft (90.2m<sup>2</sup>) | Two Bedrooms | 18ft Living Space | Kitchen/Diner with Granite Work-Surfaces | Ground Floor WC | Four-Piece Family Bathroom | Wood Framed Double Glazing | Courtyard Garden | Great Location | Gas 'Combi' Central Heating | Leasehold with 104 Years Remaining | Service Charge - Ad-Hoc | Council Tax Band D | EPC Rating: C



GROUND FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Offers Over £325,000**

**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.

