



This generous two bedroom maisonette is ideally located in the heart of the Brandling Village Conservation Area on Eskdale Terrace, Jesmond. Situated close to the parade of shops on Clayton Road, Jesmond Metro Station as well as Jesmond Dene, also within walking distance to Newcastle City Centre.

Boasting over 1,200 Sq ft, the accommodation briefly comprises: communal entrance with secure entry system and stairs to all floors; private entrance hall with storage cupboard and stairs to basement level; open plan living area measuring almost 20ft, with walk in bay, coving and feature fireplace, open to kitchen with dual west facing windows, a range of fitted units together with granite work surfaces, some integrated appliances and spot lighting; study/office space with spot lighting and storage cupboard; bedroom one measuring almost 16ft with two sky lights and two fitted wardrobe storage cupboards, an en-suite shower room complete with three piece suite; bathroom, complete with three piece suite; basement level providing a further double bedroom complete with four fitted wardrobe storage cupboards and spot lighting, open to a generous dressing room, again with spot lighting. Externally, a privately owned front garden and off street parking to the rear, early viewings are essential.

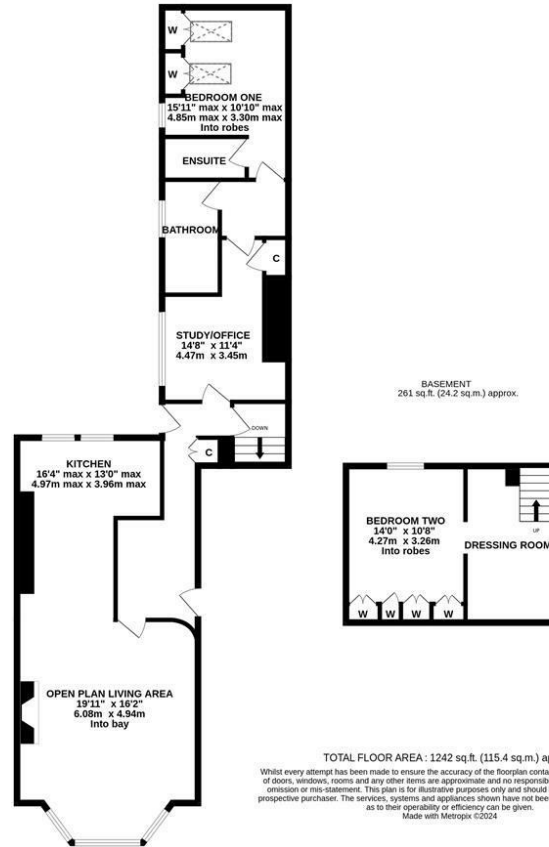
Split Level Conversion Apartment | Two Bedrooms | 1,242 Sq ft (115.4m²) | Open Plan Living Area to Kitchen | Study/Office | En-Suite to Bedroom One | Dressing Room to Bedroom Two | Bathroom | Privately Owned Front Garden | Off-Street Parking to Rear | GCH | Leasehold with 106 Years Remaining | Service Charge £2,064 Per Annum | Ground Rent £150 Per Annum | Popular Location | Conservation Area | Council Tax Band C | EPC: C

Offers Over £315,000



GROUND FLOOR
981 sq. ft. (91.2 sq.m.) approx.

BASEMENT
261 sq. ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq. ft. (115.4 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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