



With period features throughout! This well-presented Victorian home with front and rear gardens is ideally positioned on Grosvenor Place, Jesmond. Grosvenor Place, is centrally located within Jesmond, close to the Dene, a stone's throw from excellent local schools, countless great shops and restaurants, West Jesmond Metro station and indeed Newcastle City Centre itself.

The accommodation, set over three floors briefly comprises: entrance lobby through to entrance hall with stairs to first floor; sitting room with walk in bay, feature wood burning stove and decorative ceiling; dining room with feature fireplace and dual windows; 21ft kitchen diner with a range of fitted units, work surfaces, some integrated appliances and French doors leading out to the rear garden; downstairs WC to utility room; second lobby area with rear door access. The split level first floor landing gives access to; bedroom one, an impressive 21ft full-width room with walk in bay, feature fireplace and decorative ceiling; bedroom two with feature fireplace; bedroom three with feature fireplace; family bathroom with separate WC. The split level second floor landing gives access to; bedroom four measuring 20ft with dormer window and additional sky light; bedroom five with dormer window; shower room with loft storage access. Externally, a mature west facing front garden laid to a mixture of planting together with a paved pathway, patio seating area and additional paving and to the rear, an enclosed yard, paved with raised planting and access to a 16ft garage providing storage/off-street parking. Early viewings are advised to appreciate this great home, centrally located, an ideal purchase for a range of potential buyers.

Well Presented Victorian Terrace | 2,392 Sq ft (222.2m<sup>2</sup>) | Five Bedrooms | Sitting Room | Dining Room | 21ft Kitchen Diner | Downstairs WC to Utility Room | 1st Floor Family Bathroom with Separate WC | 2nd Floor Shower Room & Loft Storage | Mature Front Garden | Enclosed Rear Yard | Garage | Period Features | Central Jesmond Location | Freehold | Council Tax Band E | EPC: C



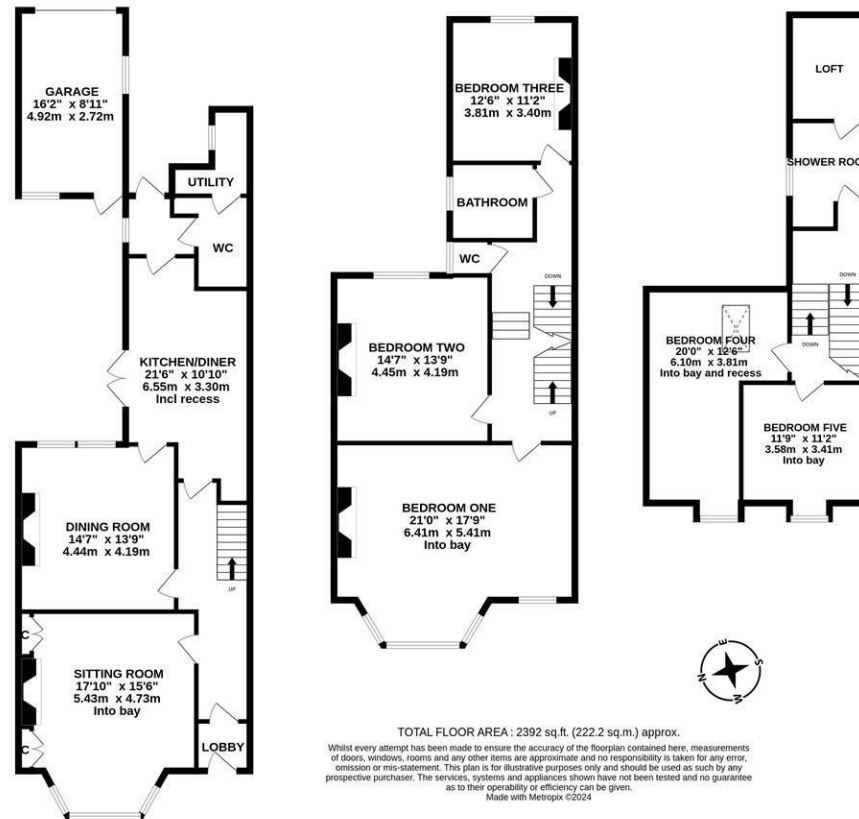
GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



2ND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



**Offers Over £625,000**

**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.

