



17 Treherne Road, Newcastle Upon Tyne, NE2 3NP

Offers Over £395,000

Hive Estates welcomes to the market this fantastic three bedroom home in Jesmond, on Treherne Road. Where traditional elegance meets modern convenience, with tall ceilings, coving details and contemporary bi-folds.

To the front of the property is the lounge, boasting a beautifully ornate ceiling rose with intricate moulding. Along with a feature fireplace and a large bay window, flooding the space with natural light. Into the second reception room, with another feature fireplace, and an open staircase leading to the first floor. Modern bifold doors lead out to the rear yard. Private and spacious, with an integral storage shed, the place offers seclusion with the addition of convenience with a garage door leading out to the street behind. Following through to the kitchen, well-equipped with modern appliances and plenty of storage space. Fitted with a range cooker, breakfast bar and ample storage. To the rear of the property is the utility space, downstairs WC and a back door that can be used as alternative access to the rear yard. Upstairs is the family bathroom. Decorated in black tiles with silver finishings, with WC, wash basin, shower over bath and an integral storage cupboard. Across the hallway is the shower room. Also fully tiled, with the layout working as a wet room, equipped with walk-in shower, WC and wash basin. Continuing up the stairs are the three generous bedrooms. Two of the bedrooms are fitted with built-in wardrobes, providing ample storage, each with their own character.

Throughout the property you'll find a thoughtful blend of old and new, with original features complimented by modern amenities. Charming and practical, in a desirable location within walking distance to Little Moor and in close proximity to local bars, shops and restaurants.

Open Plan Living 13'5" x 18'10" (4.10 x 5.75)

Lounge 14'5" x 14'1" (4.40 x 4.30)

Kitchen 13'11" x 9'10" (4.25 x 3.00)

Bedroom 1 14'5" x 10'9" (4.40 x 3.30)

Bedroom 2 13'1" x 12'1" (4.00 x 3.70)

Bedroom 3 10'9" x 7'6" (3.30 x 2.30)

Bathroom 5'6" x 9'10" (1.70 x 3.00)

Shower Room 5'6" x 6'2" (1.70 x 1.90)

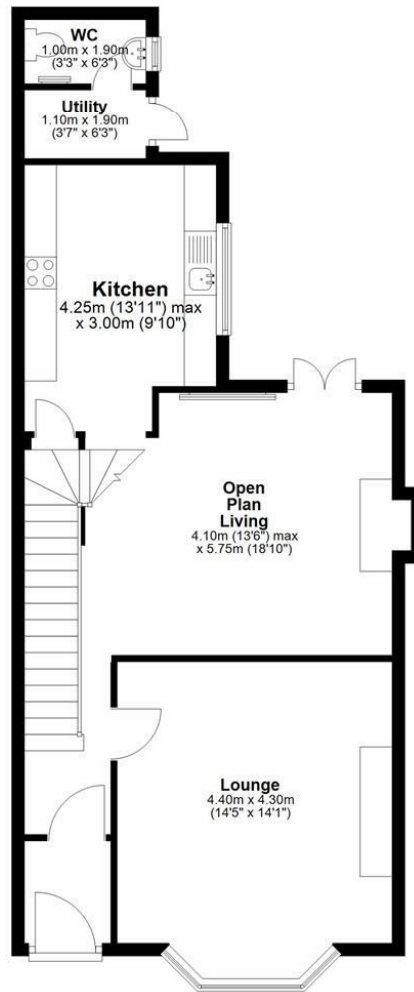
WC 3'3" x 6'2" (1.00 x 1.90)

Utility 3'7" x 6'2" (1.10 x 1.90)

Floor Plan

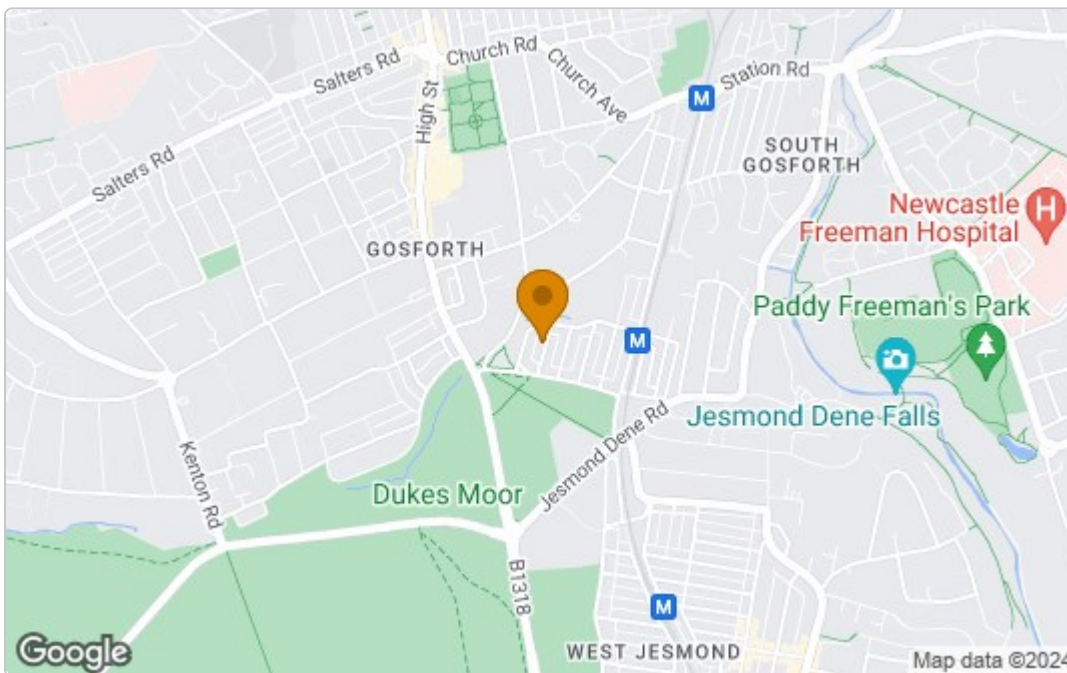
Ground Floor

Approx. 65.3 sq. metres (702.7 sq. feet)



Total area: approx. 124.6 sq. metres (1341.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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