



Wolseley Gardens, Jesmond Vale  
Offers over £200,000

**JACK  
HARRISON  
ESTATES**

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AN OUTSTANDING 2 BEDROOM GROUND FLOOR FLAT ON THE HIGHLY DESIRABLE WOLSELEY GARDENS WITHIN CLOSE PROXIMITY OF AN ABUNDANCE OF SHOPS, CAFES, BARS AND RESTAURANTS.

This property offers an exceptional standard of living accommodation and boasts a very generous breakfasting kitchen and luxury bathroom/WC.

Briefly comprising: Entrance hall, lounge, 2 double bedrooms, breakfasting kitchen and a good size bathroom/WC.

Additional benefits include gas central heating via combination boiler and UPVC double glazing.

Externally, there is a town garden to the front and a shared yard to the rear.

Entrance hall: Entrance door, understairs cupboard, understairs area, radiator and hardwood floor.

Lounge: 13'9 x 12'1: Double glazed window to the rear, fitted gas fire, built in cupboard, telephone and television points, radiator and hardwood floor.

Breakfasting kitchen: 16'7 x 7'5: Fitted with a range of wall and base units, built in electric oven and hob, extractor hood, integrated fridge/freezer, space for washing machine, breakfast bar, part tiled walls, combi boiler, double radiator, double glazed window and door to the side.

Bedroom 1: 17'3 into bay x 12'9 into alcoves: Double glazed bay window to the front, alcoves, coving to ceiling, ceiling rose, picture rail, television point, radiator and hardwood floor.

Bedroom 2: 10'9 x 7'6: Double glazed window to the rear, hardwood floor.

Bathroom/WC: 9'2 x 7'5: White 4 piece suite comprising a free standing bath, step in shower cubicle, WC and hand basin. Tiled floor, tiled walls, heated towel rail, spotlights, extractor fan and double glazed frosted window to the side.

Rear yard: Shared.

