





52 Brandling Place South
Jesmond, NE2 4RU

A Stylish & Well Presented Terraced Home Boasting Three Bedrooms, Three Bathrooms, Open Plan Kitchen, Dine & Living Room, Study/Snug, Downstairs WC & Private Enclosed South Facing Courtyard!

Brandling Place South is ideally located within Brandling Village Conservation Area and is within walking distance of Newcastle and Northumbria Universities, The Royal Victoria Infirmary, some of the region's finest independent schools, a wide variety of cafés and shops (including Waitrose) on Clayton Road and Acorn Road, and Newcastle City Centre itself, with Exhibition Park and the Town Moor for walks. There are regular public transport links to the city centre as well as two Metro Stations close by.

Price Guide:
Offers Over £465,000

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Extremely rare to the marketplace, the internal accommodation comprises: Front reception room which is currently utilised as a useful study | Downstairs WC/cloaks cupboard | Beautiful open plan kitchen/living area enjoying granite worktops, breakfast bar and integrated appliances throughout.

The staircase then leads up to the first floor landing and gives access onto three bedrooms | Master bedroom with ensuite bathroom presented to an immaculate standard | Bedroom two is a further generous double with an equally as impressive ensuite shower room and built in wardrobes | Bedroom three is a further double with ensuite shower room.

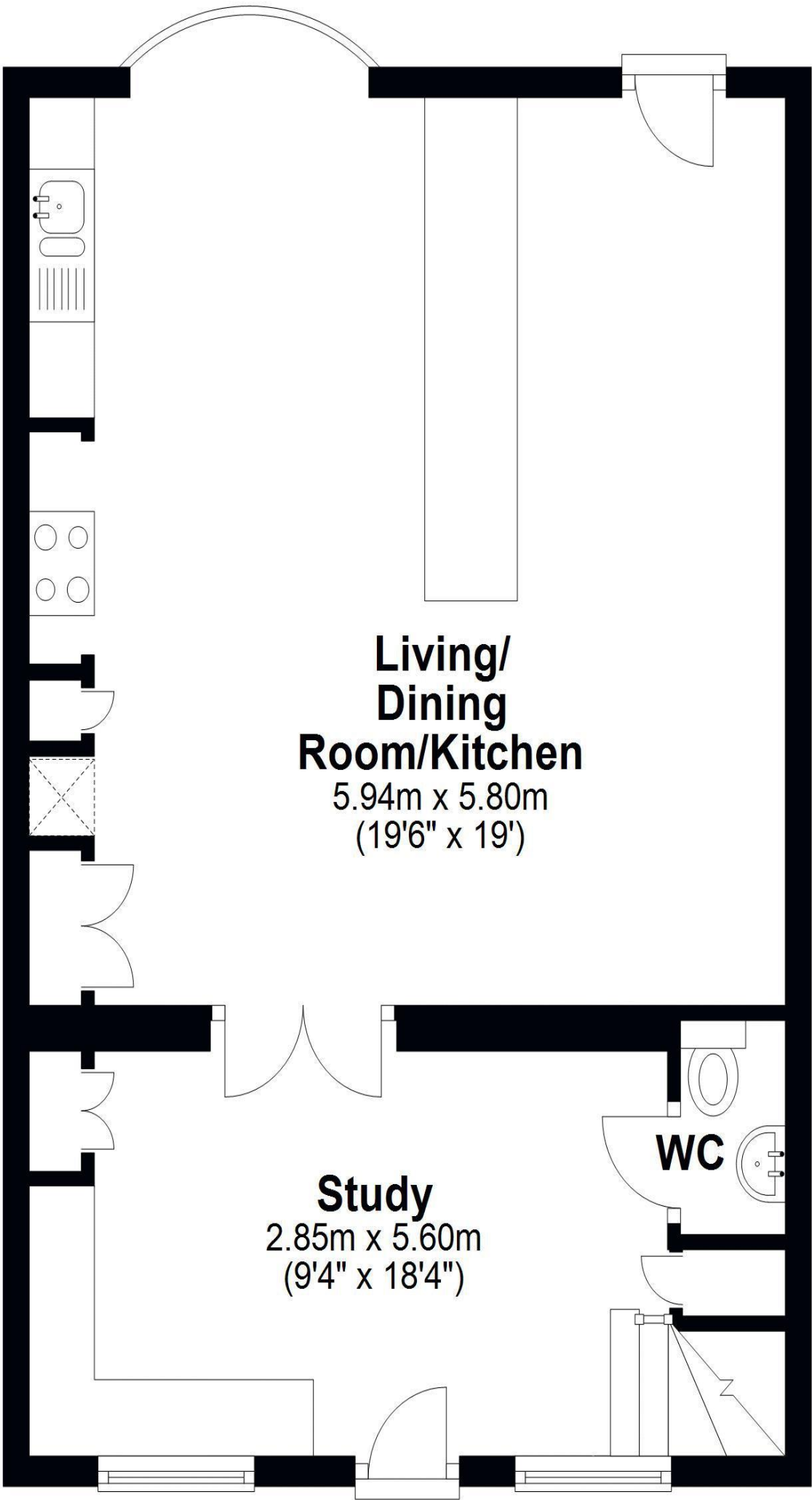


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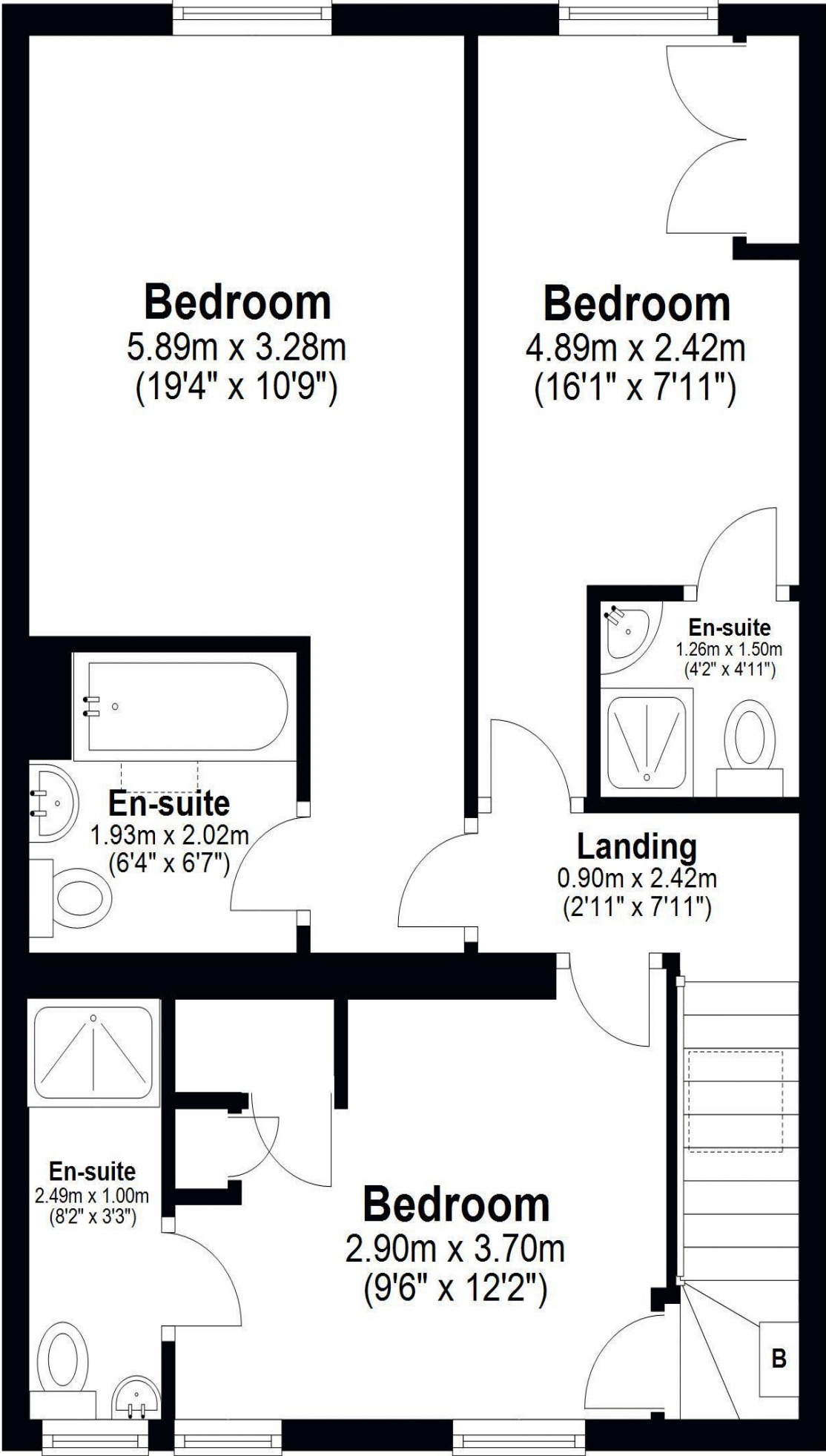
Ground Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Externally, the property enjoys an attractive block paved, south facing rear courtyard garden with fenced boundaries offering a great degree of privacy.

Early viewings are strongly encouraged to fully appreciate the location and quality of accommodation on offer!

Services: Mains electric, water, gas, drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating C

Total area: approx. 102.9 sq. metres (1108.0 sq. feet)

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