



81 Ashleigh Grove
West Jesmond



SANDERSON
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81 Ashleigh Grove West Jesmond, NE2 3DJ

A Beautifully Presented End Terrace Property Offering Three Bedrooms, Lovely Front Living Room, Kitchen/Diner, Family Bathroom & Delightful Rear Courtyard!

Situated on this sought-after street in Jesmond is this lovely three bedroom end terrace family home, which has been finished to an extremely high standard. Purchased by the current owners in 2016, the property has had the further benefit of new flooring, installation of the downstairs WC/utility room, and further general decoration and maintenance throughout.

Price Guide:

Offers Over £350,000





Ashleigh Grove is ideally located for access to West Jesmond Metro Station, Brentwood Avenue with its independent shops, cafes and restaurants, as well as excellent road links into Newcastle City Centre and throughout the region.

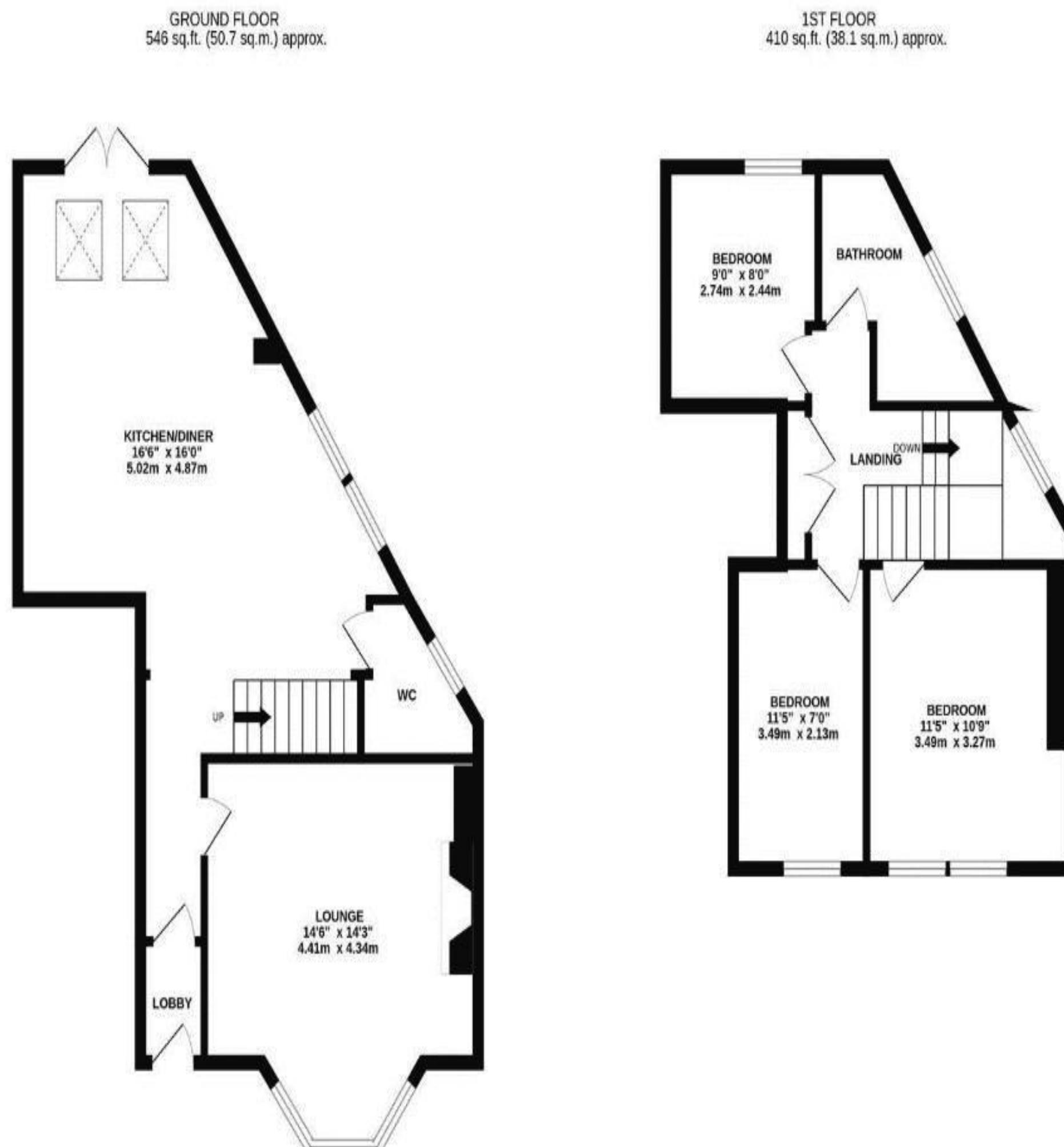
The accommodation comprises: Entrance vestibule | Hallway | Front living room benefiting from a bay window and feature gas fireplace | Generous sized kitchen/diner which extremely well equipped with modern cabinetry and worktops, integrated appliances and French doors onto the rear courtyard | Utility/ground floor WC.



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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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First floor landing | Generous sized double bedrooms | Two smaller double bedrooms | Beautifully presented family bathroom with a three piece suite and standalone bathtub.

Externally, the property benefits from a front town garden with mature hedging | Rear courtyard garden which has been landscaped with a decking area and has an external door leading out onto the rear service lane | On street parking.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band B | Energy Performance Certificate: Rating TBC

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