



9 East Front

Brandling Place, Jesmond



SANDERSON
YOUNG



9 East Front
Brandling Place, Jesmond, NE2 4RT

Beautifully Presented, Mid Terrace Victorian Cottage,
Boasting Three Bedrooms, Contemporary Family Bathroom,
Impressive Open Plan Kitchen/Diner, Lovely Living Room &
Private Enclosed Courtyard Garden!

East Front 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 £425,000

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Rare to the marketplace, the internal accommodation comprises: Entrance hallway with staircase leading to the first floor | Front living room presented to a beautiful standard, with a log burning stove, fitted alcove storage and useful understairs storage | Rear open plan kitchen/diner with rear access. The kitchen is extremely well equipped with modern cabinetry and worktops, as well as integrated appliances throughout.

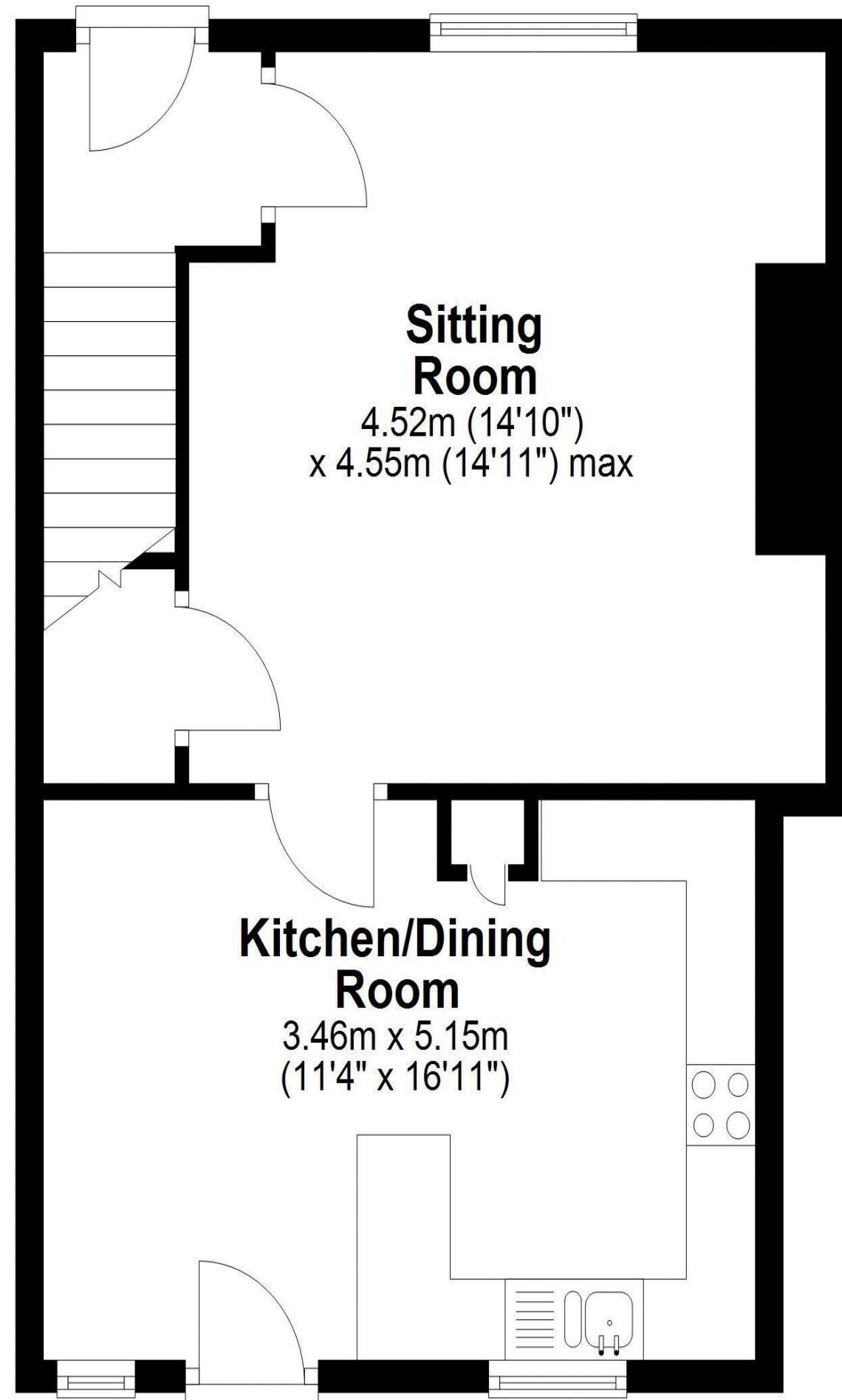
The staircase then leads up to the first floor landing and gives access onto three generous bedrooms | Bedroom one offers bespoke fitted wardrobes and bedroom two benefits from a feature period fireplace | Family bathroom with contemporary three piece suite.

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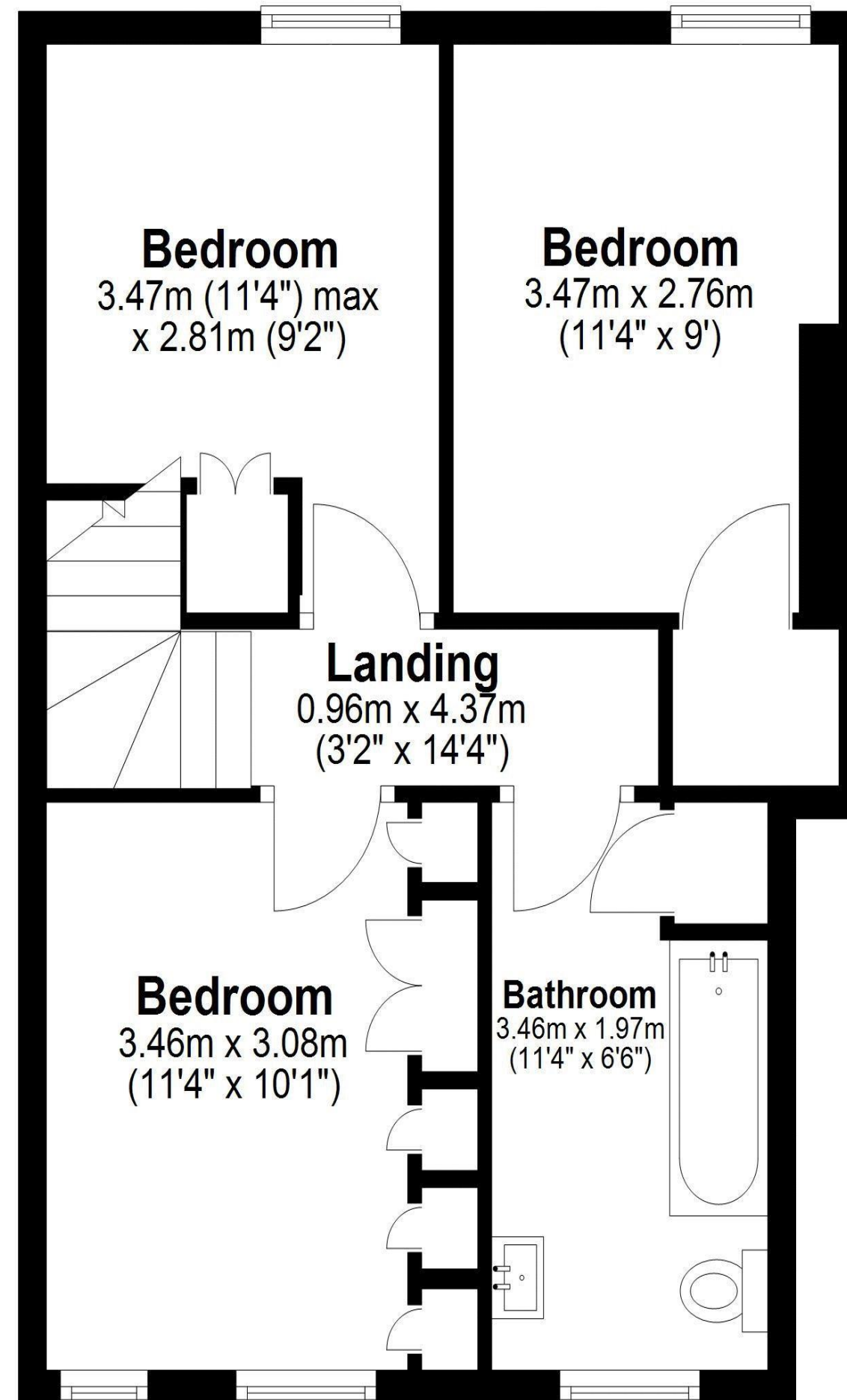
Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Externally, the property enjoys an attractive block paved rear courtyard garden with fenced and walled boundaries offering a great degree of privacy | Residents parking is available via permits to the rear of the property.

Well presented throughout, Sanderson Young are delighted to offer this attractive period property to the market, and early viewings are strongly encouraged to avoid later disappointment!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating D

Total area: approx. 87.8 sq. metres (945.5 sq. feet)

9 East Front, Brandling Place, -

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