



7 East Front

Brandling Place

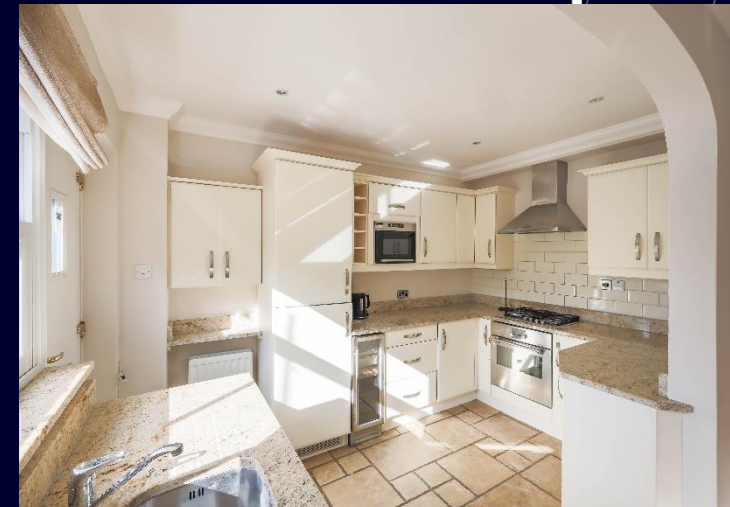


7 East Front, Brandling Place

Beautifully Presented, End Terrace Victorian Cottage, Boasting Three Bedrooms, Contemporary Family Bathroom & En suite to the Principal Bedroom, Impressive Open Plan Kitchen/Diner, Lovely Living Room & Off Street Parking!

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, as well as Acorn Road, Newcastle City Centre itself and Exhibition Park and the Town Moor. There are regular public transport links to the city centre, as well as two Metro Stations close by.

Rare to the marketplace, the internal accommodation comprises: Entrance hallway with staircase leading to the first floor | Front living room with feature fireplace and useful store cupboard | Rear open plan kitchen/diner with rear access | The kitchen is 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 bedrooms | Bedroom one offers fitted wardrobes and access onto an ensuite shower room | Bedroom two is a further double room, again with fitted wardrobes | Bedroom three offers a single bedroom | Family bathroom with contemporary four piece suite.

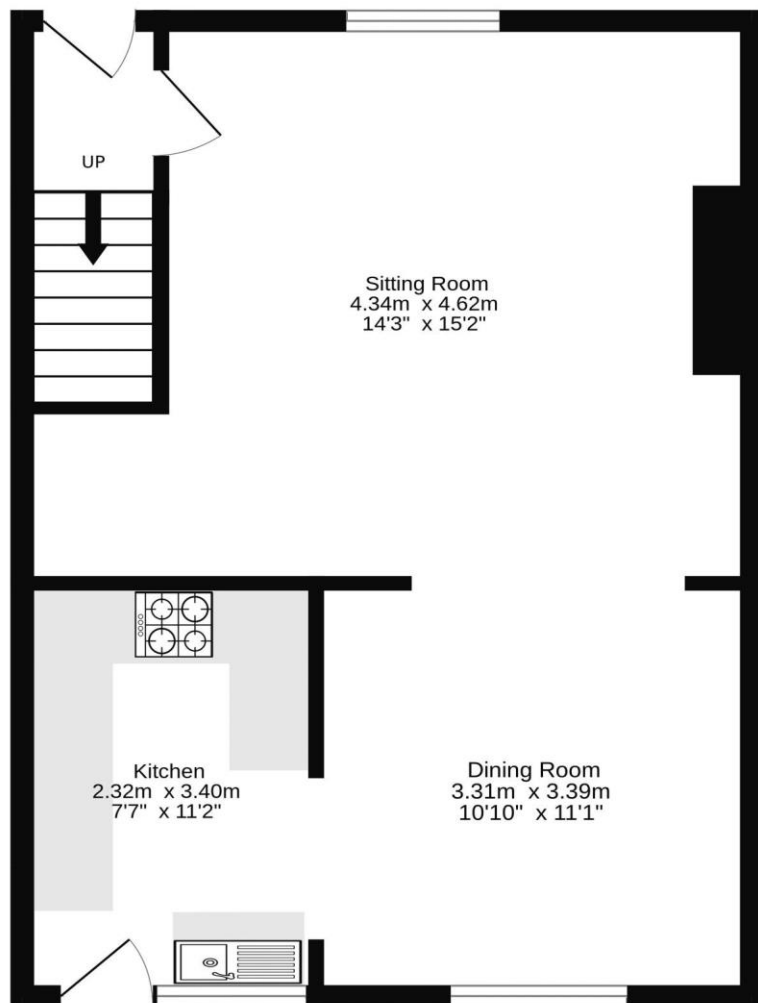
Externally, the property enjoys a driveway for off street parking | Further residents parking is available via permits to the rear of the property.

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! Offered to the market with No Onward Chain.

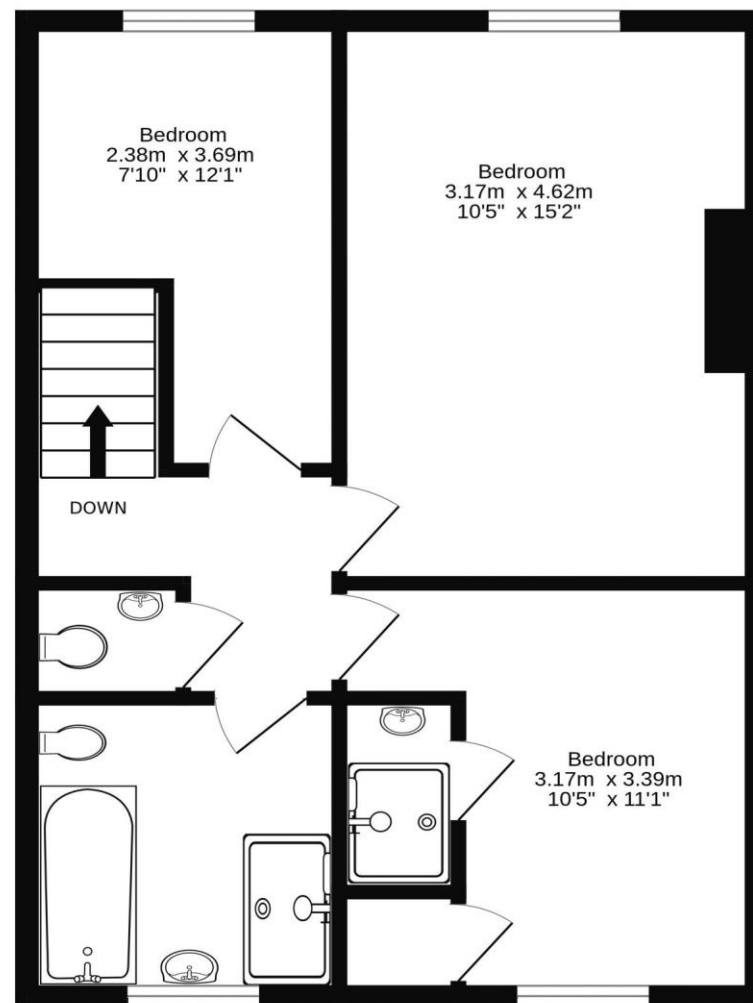
Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band E | Energy Performance Certificate; Rating D

Price Guide: Offers Over £380,000

Ground Floor
43.9 sq.m. (473 sq.ft.) approx.



1st Floor
44.1 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA : 88.0 sq.m. (947 sq.ft.) approx.

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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