



Newlands Road High West Jesmond

- Upper Tyneside Flat
- 3 bedrooms
- Private rear yard
- Leasehold property - 999 years from 1987
- EPC rating C
- Council Tax Band B

Offers in excess of £225,000



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Newlands Road

High West Jesmond

PROPERTY DESCRIPTION

Impressive upper Tyneside flat in a favoured location in high west Jesmond, offered chain free with early vacant possession assured.

With four principle rooms offering various living/sleeping permutations, the rest of the floor plan comprises; entrance lobby with connecting staircase to first floor landing, kitchen with built in cooking appliances, rear lobby with rear staircase giving access to own rear yard, bathroom/wc with white suite and mains operated shower over bath. The property retains original features such as coved cornicing and picture rails but benefits from modern conveniences such as UPVC double glazing and gas central heating. This memorable home is highly recommended, early viewings being essential to avoid disappointment.

ENTRANCE LOBBY

Timber panelled entrance door, staircase to first floor landing, radiator.

FIRST FLOOR LANDING

Built in storage cupboard, loft access.

LOUNGE – 13'8 x 12'3 in alcoves (4.17m x 3.73m)

Double glazed window to the rear, radiator, television point, coving to ceiling, picture rail, laminate flooring.

KITCHEN – 8'0 x 6'10 (2.69m x 2.08m)

Double glazed window to the rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in oven, gas hob with extractor fan above, plumbing for washing machine, part tiled walls, tiling to floor.

REAR LOBBY

Staircase leading to yard.

BEDROOM 1 – 15'10 into bay window x 11'7 into alcoves (4.83m into bay window x 3.53m into alcoves)

Double glazed bay window to the front, radiator, coving to ceiling, picture rail, laminate flooring.

BEDROOM 2 – 9'9 x 9'0 (2.97m x 2.74m)

Double glazed window to the front, radiator, laminate flooring.

BEDROOM 3 – 10'3 x 8'5 (3.12m x 2.57m)

Double glazed window to the rear, radiator, laminate flooring.

BATHROOM/W.C

3 piece white suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level w.c, frosted double glazed window to the rear, part tiling to walls, tiled flooring.

YARD

Rear private yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

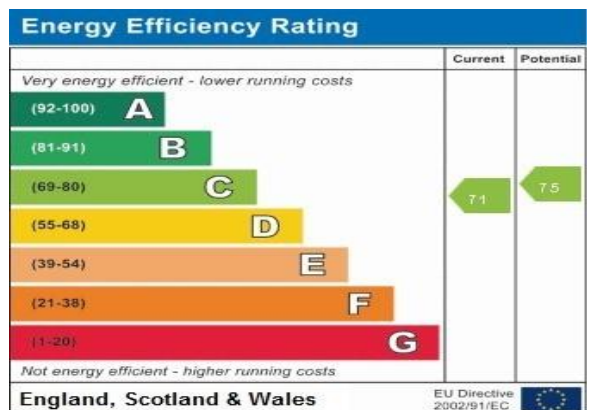
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold property - 999 years from 1987

COUNCIL TAX BAND: B

EPC RATING: C

JR00004177.BJ.KC.11/03/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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