



## Grosvenor Place Jesmond

- Upper maisonette
- Three bedrooms
- En-suite and family bathrooms plus separate w.c
- Freehold
- EPC rating D/ Council tax band D

**Offers in excess of £ 400,000**



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# Grosvenor Place

Jesmond

Welcome to this charming end of terrace maisonette that is up for sale. Bathed in natural light, this neutrally decorated property is a blank canvas just waiting for the right family or couple to make it their own.

As you step inside, you will find an open plan reception room that offers the perfect space to relax and unwind. The high ceilings throughout the property add to the sense of space and grandeur.

Moving on to the kitchen, the heart of the home, you'll find it fully equipped and ready to handle anything from a quick breakfast to a grand dinner party.

The property boasts three generously sized bedrooms, offering plenty of space for a growing family or for guests to stay. Additionally, there are two bathrooms, one of which is the ensuite to the master bedroom, ensuring that morning routines will be a breeze.

One of the unique features of this property is the patio garden, providing a delightful outdoor space where you can enjoy a cup of tea on a sunny day or some gardening.

The location of this property is also a major plus. With public transport links nearby, commuting will be easy. For those who love the outdoors, there are several parks close by, perfect for weekend picnics or evening strolls.

## Entrance Hall

Staircase to first floor.

## First Floor Landing

Leaded window to rear, built in cupboard, radiator, staircase to second floor with spindle banister.

## Lounge Area 17'4 x 14'3 (5.29m x 4.35m) plus hallway and bay

Double glazed bay window to front, window to side, fireplace with electric fire, two alcoves, television point, coving to ceiling, ceiling rose, double radiator.

## Breakfast Kitchen 9'6 x 11'6 (2.91m x 3.51m)

Fitted with a range of wall and base units, one and half bowl sink unit, built in electric oven, built in gas hob, extractor hood, part tiled walls, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, coving to ceiling, tiled floor, extractor fan, radiator, double glazed window to rear.

## Utility 6'1 x 6'5 (1.87m x 1.97m)

Housing a larder unit containing central heating boiler, plumbing for washing machine & space for tumble dryer, wall units with bench, black brick tiles, worktop, tiled floor, double glazed frosted window to side, radiator.

## Cloakroom/WC

Double glazed frosted window to side, low level wc with concealed cistern, wash hand basin, tiled walls, tiled floor.

## Bedroom One 15'3 x 19'3 (4.65m x 5.88m) max points

Double glazed bay window to front, period fireplace with electric fire, coving to ceiling, double radiator.

## En Suite Bathroom

White three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail.

## Second Floor Landing

Sky light window.

## Bedroom Two 13'3 x 12'4 (4.04m x 3.78m into dormer)

Double glazed dormer window to front, cast iron fire surround, radiator.

## Bedroom Three 12' x 9'10 (3.68m x 3.01m)

Skylight window, walk in wardrobe with dressing table, hanging rails and shelving.

## Bathroom/WC

White three piece suite comprising pedestal wash hand basin, roll top free standing bath with mixer taps and shower head, low level wc, tiled walls, heated towel rail, tiled floor, extractor fan, double glazed frosted window to rear.

## External

Externally there is a small town garden to the front.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT 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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** D

**EPC RATING:** D

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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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