



GRANVILLE ROAD, JESMOND, NE2 1TP

£795,000

Presenting this substantial five-bedroom Victorian terraced house located on the sought-after Granville Road in Jesmond, ideally positioned for families seeking both space and convenience. This appealing property is just moments from Jesmond's vibrant amenities, with its array of shops, cafes, and restaurants. In addition, Jesmond Metro Station and Newcastle City Centre are within easy walking distance, as are Northumbria University and both the RVI and Freeman hospitals.

ROOK
MATTHEWS
SAYER



Impressive Victorian Mid Terrace three storey house with period features

Sought after location close to local amenities including road access links

Currently used as 5 bedrooms and 3 reception rooms

Two Air Source Heat Pumps, Secondary Glazing Throughout & Effective Solar Panels

Over 3000sq ft. of accommodation

Freehold

For any more information regarding the property please contact us today

ENTRANCE VESITBULE: 5'7 x 4'11 (1.70m x 1.49m)

ENTRANCE HALLWAY: 27'4 x 6'10 (8.34m x 2.08m)

KITCHEN/DINING ROOM: 29'10 x 10'11 (9.10m x 3.33m)

LIVING ROOM: 19'2 x 16'11 (5.84m x 5.15m)

RECEPTION ROOM: 16'5 x 15'0 (5.00m x 4.56m)

DRAWING ROOM: 22'1 x 16'10 (6.74m x 5.14m)

BEDROOM 1: 16'5 x 15'2 (5.00m x 4.62m)

ENSUITE: 4 x 5'8 (1.22m x 1.74m)

BEDROOM 2: 16'6 x 15'1 (5.04m x 4.61m)

BEDROOM 3: 16'5 x 15'2 (5.00m x 4.62m)

BEDROOM 4: 11'4 x 10'11 (3.46m x 3.33m)

BEDROOM 5: 12'10 x 6'8 (3.90m x 2.02m)

BATHROOM: 10'2 x 7'2 (3.11m x 2.20m)

SEPARATE WC: 3'7 x 5'4 (1.10m x 1.62m)



T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: UNDER FLOOR HEATING, HEAT PUMPS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

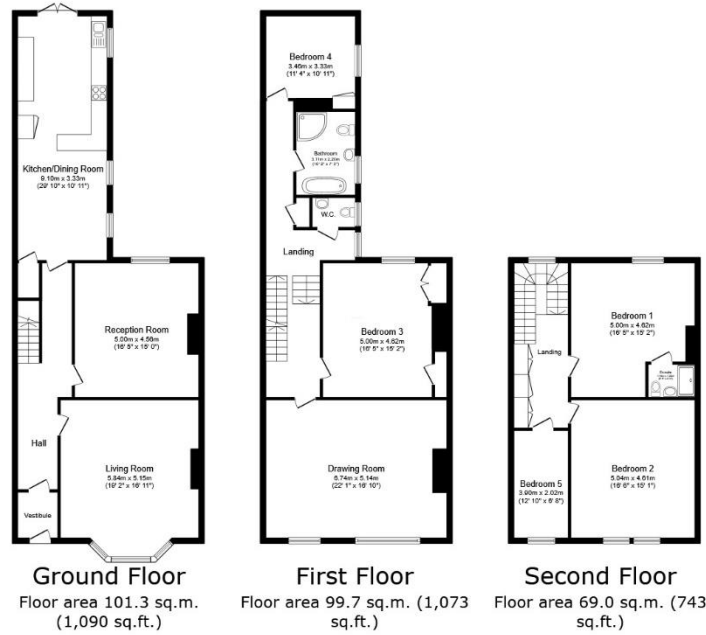
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4 Granville Road

Total floor area: 270.0 sq.m. (2,906 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

VERSION 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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