

SIGNATURE

NORTH EAST

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Granville Gardens, Jesmond NE2 1HL

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Offers Over £150,000

Signature North East welcomes you to this charming one-bedroom flat to the market, situated in the highly desirable area of Jesmond. Set within a striking Victorian property dating back to the 1800s, the location offers the very best of Jesmond's vibrant lifestyle. Residents can enjoy an array of local amenities including popular pubs, eateries, shops, and green spaces. Jesmond Metro Station is just a short walk away, providing excellent transport links, while Newcastle city centre is easily accessible within a ten-minute drive.

Step inside to discover a spacious open-plan kitchen and dining area, enhanced by high ceilings and a large bay window that floods the room with natural light. The kitchen benefits from plentiful storage with bright, attractive wall and base units complemented by sleek countertops. Included with the property are a washer dryer, fridge freezer, and range cooker, providing everything needed for modern living. Adjacent to this is the living room, another bright and airy space featuring a large bay window, ideal for entertaining or relaxing in comfort.

The property continues with a generously sized double bedroom, complete with a convenient storage cupboard to help keep the space organised. The apartment is completed by a contemporary shower room, which features a walk-in shower, hand basin, and WC, providing a practical and stylish finish.

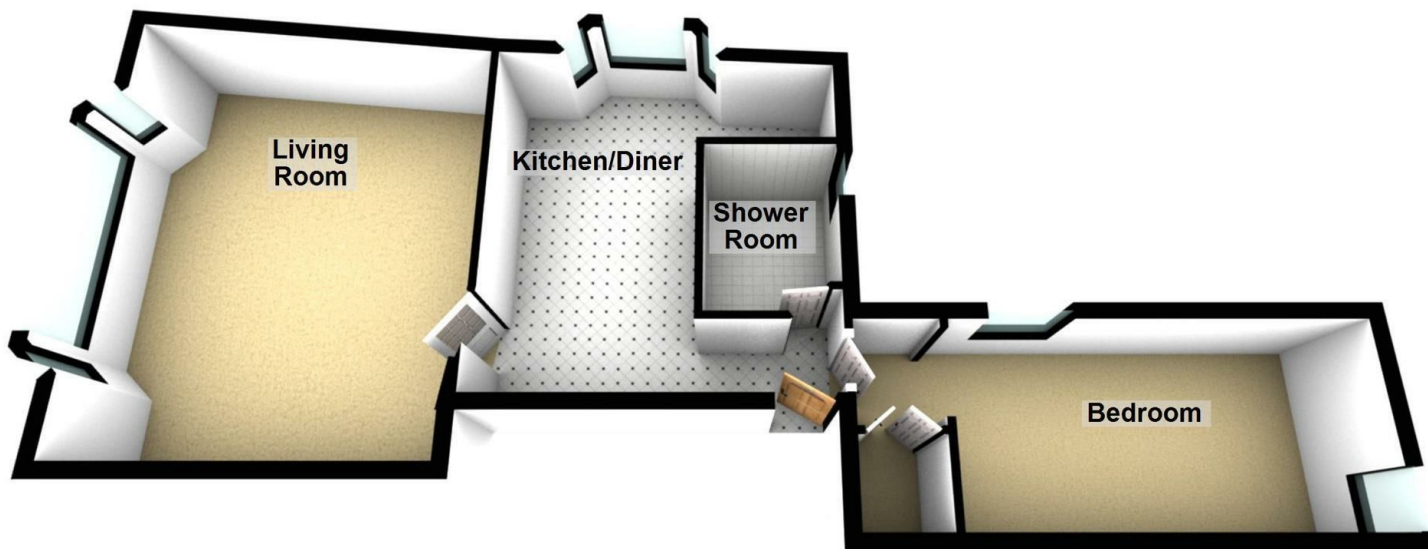
Externally, the flat boasts a spacious rear garden, perfect for recreation or unwinding with a dedicated sitting area. Parking is readily available via free on-street parking nearby, making this a well-rounded property in a sought-after location. This flat represents a fantastic opportunity to enjoy Jesmond's lively community in a beautifully presented Victorian setting.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



Total area: approx. 58.8 sq. metres (632.6 sq. feet)

Measurements:


Living Room
17'9" x 14'11"

Kitchen/Diner
10'5" x 12'9"

Bedroom
15'11" x 7'10"

Shower Room
7'1" x 5'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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