



39-40 Brandling Place South
Jesmond



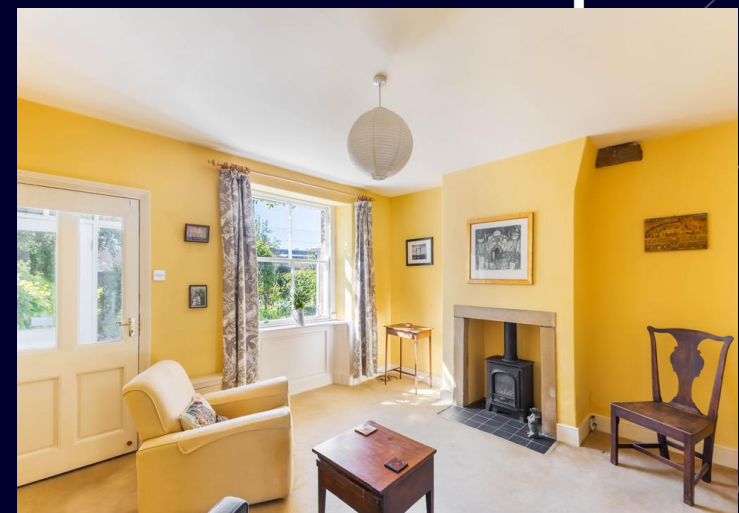
39-40 Brandling Place South, Jesmond, NE2 4RU

A beautiful Grade II Listed, double-fronted period terraced house in this much sought after and special Jesmond location, converted into one larger house from two smaller terraced houses.

This characterful house has an attractive double frontage onto a quiet pedestrian walkway, as well as a large well stocked front garden giving excellent privacy, and a lovely enclosed rear courtyard with access to the service lane.

Brandling Place South 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 on Clayton Road and Acorn Road, and Newcastle City Centre itself, with Exhibition Park and the Town Moor for walks. There are regular public transport links to the city centre, as well as two Metro Stations close by.





The internal accommodation comprises:

Ground Floor: Side entrance hallway | Cloaks cupboard | Impressive day to day sitting room overlooking the front gardens | Conservatory | Open plan kitchen/dining room with Aga | Formal sitting room with feature fireplace, also overlooking the front gardens | Utility room | Ground floor shower room WC | Dual staircases leading to the first floor.

First Floor: Three double bedrooms, all of which offer fitted storage | Main family bathroom with three piece suite.

Externally: The property is approached via a charming front south facing garden, which is laid predominantly to lawn with mature borders and a paved patio terrace to enjoy the sun | Rear enclosed courtyard with access onto the service lane | Permit parking to the rear.

Offering a rare opportunity for buyers to the market, the property is available with no onward chain and early viewings are strongly encouraged!

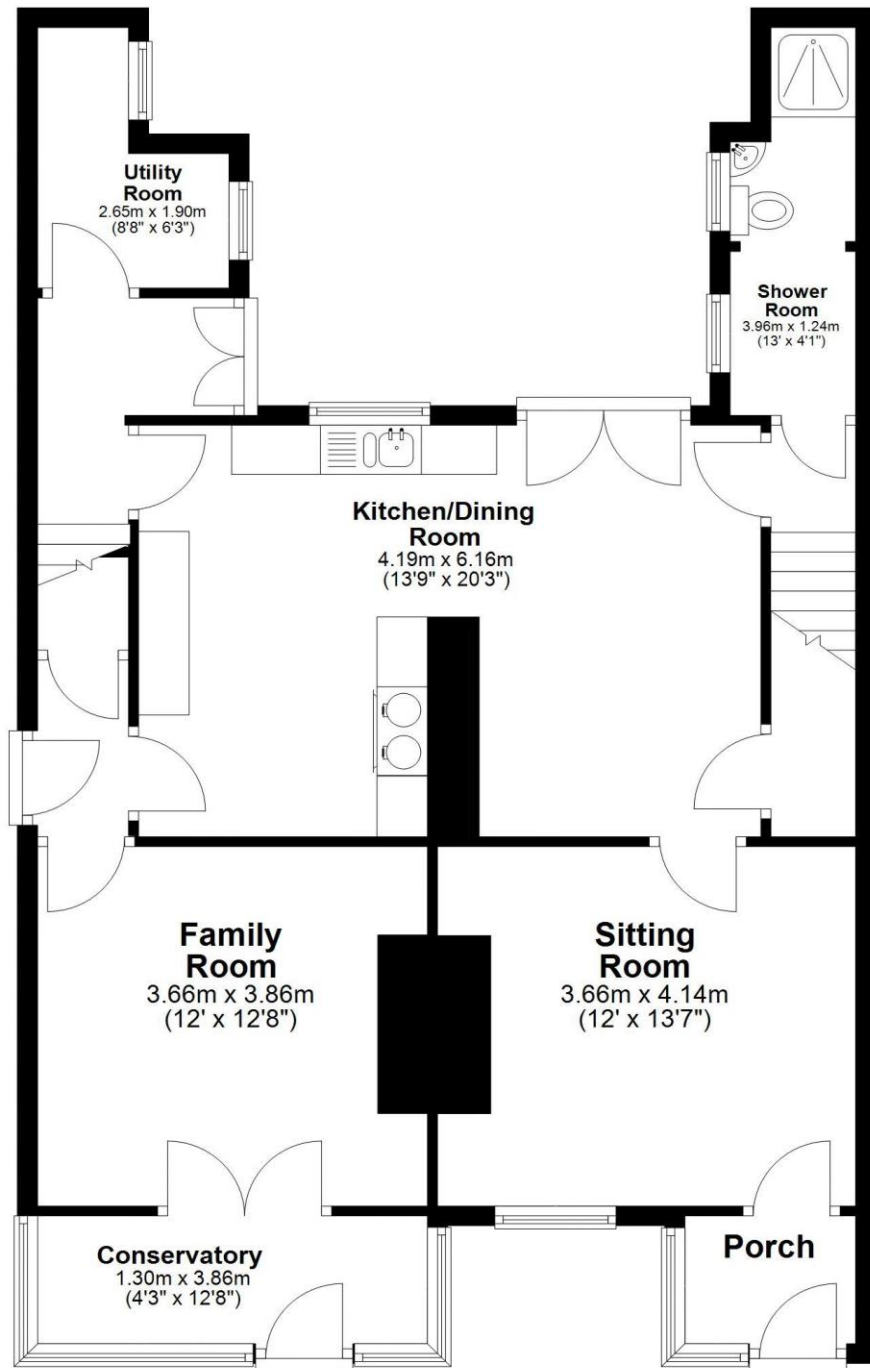
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

Price Guide: Offers Over £595,000



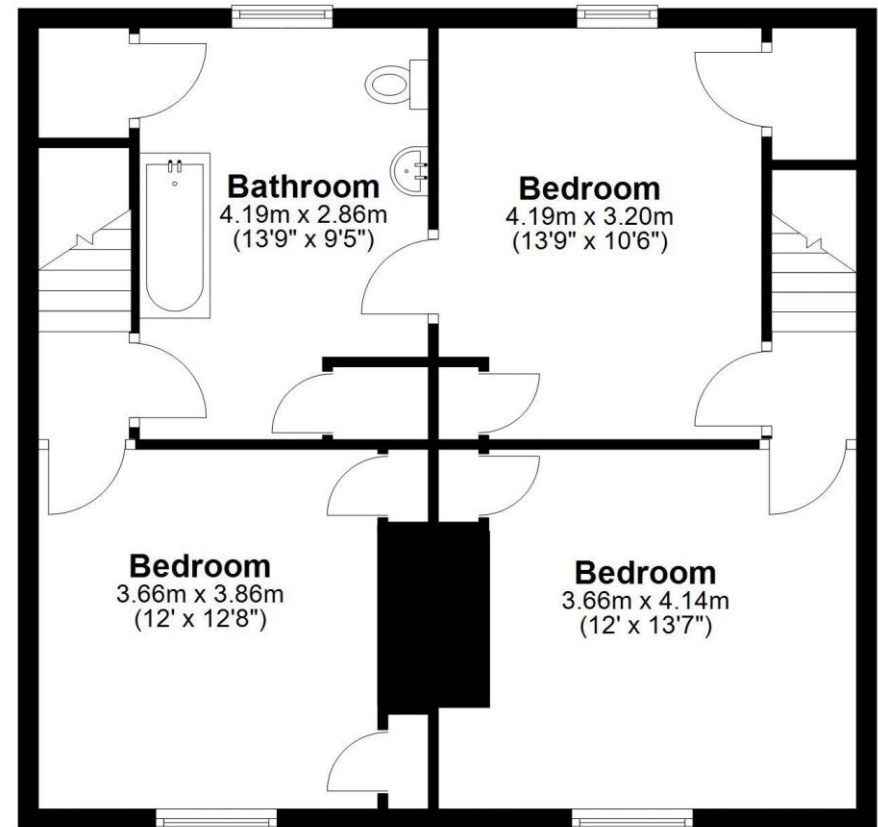
Ground Floor

Approx. 83.5 sq. metres (898.8 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.1 sq. feet)



Total area: approx. 147.9 sq. metres (1592.0 sq. feet)

39-40, Brandling Place South, -





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